



## 237 Luton Road

Harpenden, AL5 3DE

A particularly inviting family home that has been extremely well cared for and offers huge potential in the future for someone to create their ideal space, including the possibility of creating a self-contained annex with facilities already in place. This detached house of circa 3367 sq ft benefits from six bedrooms, three bathrooms and four reception rooms along with a 120 ft south west facing garden. **\*\*CHAIN FREE\*\***

**Guide price £1,495,000**

# 237 Luton Road

Harpenden, AL5 3DE



- \*\*CHAIN FREE\*\*
- Detached family home of circa 3,367 sq ft
- South west facing garden circa 120 ft
- Six Bedrooms and Three Bathrooms
- Potential for self-contained annex
- Loft Store Room ready for conversion into bathroom
- Walking distance to Harpenden town centre & station
- Close to outstanding primary and secondary schools
- Council Tax Band G

## Entrance Hall

## Kitchen/Dining Room

38'1" x 10'5" (11.62m x 3.18m )

## Utility Room

11'8" x 7'1" (3.56m x 2.18m )

## Bathroom

## Play Room

20'2" x 11'8" (6.17m x 3.56m )

## Lounge

17'3" x 16'11" (5.28m x 5.16m)

## Cloakroom

## Living Room

16'10" x 10'4" (5.15m x 3.16m)

## Study

10'5" x 9'0" (3.20m x 2.75m)

## Bedroom One

16'10" x 10'5" (5.15m x 3.18m)

## En-suite

## Bedroom Two

12'0" x 10'7" (3.68m x 3.23m)

## Bedroom Three

11'8" x 9'11" (3.57m x 3.04m)

## Bathroom

## Bedroom Four

11'8" x 10'5" (3.58m x 3.18m)

## Bedroom Five

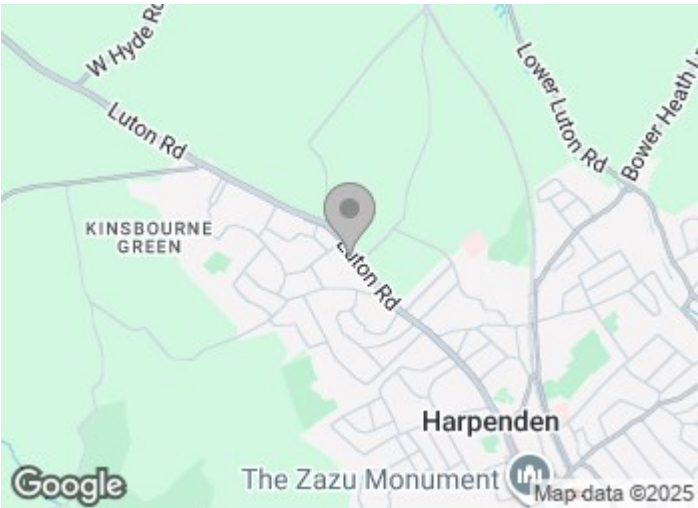
10'5" x 10'5" (3.20m x 3.18m)

## Bedroom Six

26'2" x 15'1" (8.00m x 4.60m)

## Store

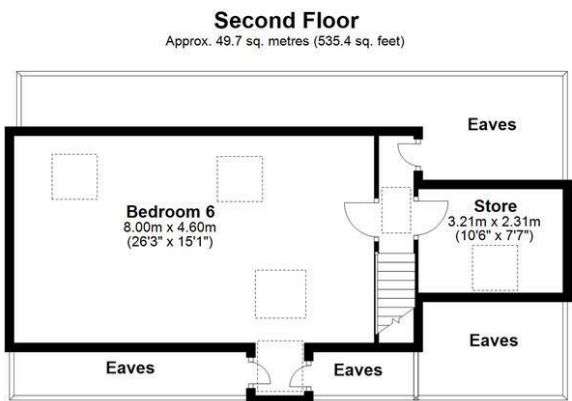
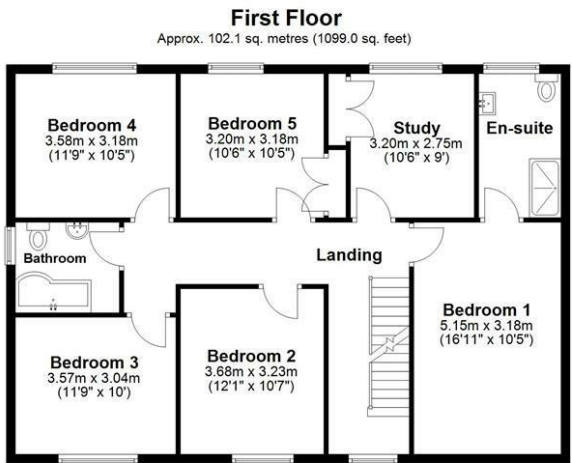
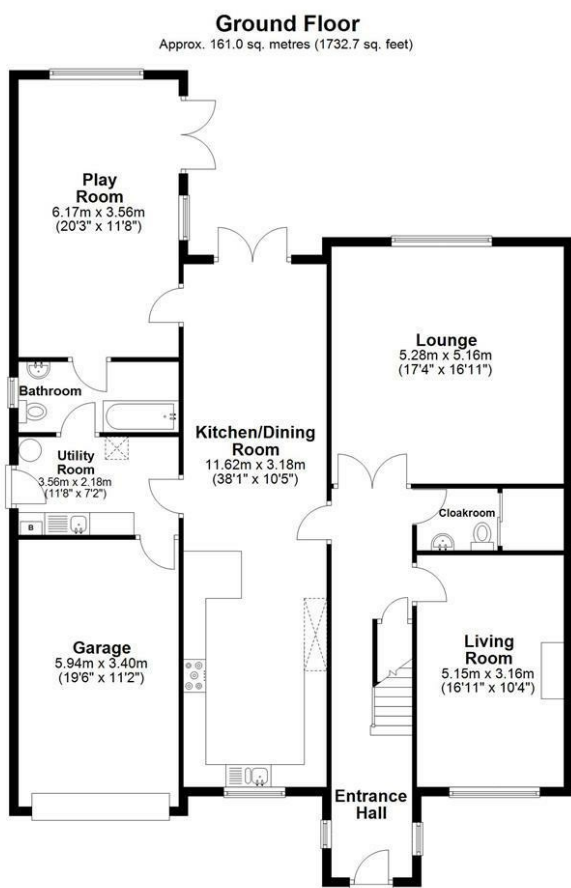
10'6" x 7'6" (3.21m x 2.31m)



## Directions



Floor Plan



Total area: approx. 312.8 sq. metres (3367.0 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.  
Plan produced using PlanUp.

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