











## Townsend Lane

Harpenden, AL<sub>5</sub> 2RN

Immaculately presented, five bedroom detached family home on the fringes of the Avenues. Fully refurbished by a reputable local builder only 4 years ago. Beautifully landscaped garden with southerly aspect. Close to the town centre and fabulous schooling.

## Townsend Lane Harpenden, AL<sub>5</sub> 2RN



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- Extensively remodelled & refurbished
- Three Reception rooms
- Lovely family garden
- Porch

**Entrance Hall** 

Study

9'3" x 8'6" (2.84 x 2.61)

Kitchen/Dinning/Family Room

39'0" x 19'7" (11.9 x 5.98)

**Utility Room** 

**Sitting Room** 

14'8" x 12'4" (4.49 x 3.77)

Living Room

21'7" x 14'6" (6.59 x 4.43)

Bedroom One

18'1" x 13'9" (5.52 x 4.20)

**En-suite Bathroom** 

- Immaculately presented throughout
- Super Principal Bedroom suite
- Large driveway

- Vast open plan Kitchen / Dining / Family room
- Four further Bedrooms (two with En-suite)
- Council Tax Band G

## **Dressing Room**

Bedroom Two

15'2" x 12'0" (4.63 x 3.68)

**En-suite Bathroom** 

Bedroom Three

22'8" x 13'1" (6.93 x 3.99)

**En-suite Shower Room** 

Bedroom Four

15'2" x 13'1" (4.63 x 4.00)

Bedroom Five

13'9" x 9'1" (4.20 x 2.78)

**Family Bathroom** 

Rothamsted Estate

Rower Heat

St. Albania Rd

Grove
Map data ©2025

















## **Ground Floor First Floor** Approx. 145.0 sq. metres (1560.5 sq. feet) Approx. 137.4 sq. metres (1478.6 sq. feet) Bedroom 3 6.93m (22'9") max x 3.99m (13'1") Bedroom 2 Bedroom 4 4.63m (15'2") max x 4.00m (13'2") max 4.63m (15'2") x 3.68m (12'1") max Kitchen/Dining/Family **Room** 11.90m (39'1") max x 5.98m (19'7") Utility En-suite Bathroom Landing En-suite **Entrance** Living Sitting Hall Room 6.59m (21'7") max x 4.43m (14'7") Room 4.49m x 3.77m (14'9" x 12'4") Bedroom 5 4.20m (13'9") max x 2.78m (9'2") Study 2.84m x 2.61m (9'4" x 8'7") Principal Bedroom 5.52m (18'1") max x 4.20m (13'9") Porch

Total area: approx. 282.3 sq. metres (3039.2 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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