



Long Butlers Harpden, AL5 1JF

A stunning family home - developed by our clients - of circa 3,400 sq ft with a huge amount of living and entertaining space. The large open plan Kitchen / Dining / Family Room opens onto the 70ft garden which has a southerly aspect. A peaceful location, moments from open countryside, close to the amenities of Southdown and within easy reach of Harpenden town centre and station.

Guide price £1,895,000

Long Buftlers

Harpden, AL5 1JF



- Circa 3,400 sq ft
- Garden 70 ft, southerly aspect
- Well placed for schooling
- Immaculately presented
- Garage and off-street parking
- Close to amenities of Southdown
- Open plan Kitchen / Dining / Family Room
- Moments from open countryside
- Within easy reach of Harpenden town centre & station

Entrance Hall

Living Room

18'10" x 18'2" (5.75 x 5.56)

Kitchen / Dining Room

28'1" x 18'9" (8.58 x 5.74)

Family Room

12'0" x 11'5" (3.68 x 3.50)

Play Room

18'2" x 10'7" (5.56 x 3.24)

Study

12'11" x 8'1" (3.95 x 2.47)

Utility Room

13'5" x 7'7" (4.09 x 2.33)

Cloakroom

Bedroom One

18'5" x 15'1" (5.63 x 4.62)

Dressing Area

En-suite Shower Room

Bedroom Two

17'3" x 11'8" (5.28 x 3.57)

En-suite Shower Room

Bedroom Three

14'2" x 11'9" (4.32 x 3.60)

En-suite Shower Room

Bedroom Four

13'8" x 12'9" (4.18 x 3.89)

Bedroom Five

11'5" x 10'4" (3.50 x 3.17)

Family Bathroom

Store Room

9'3" x 6'1" (2.84 x 1.86)

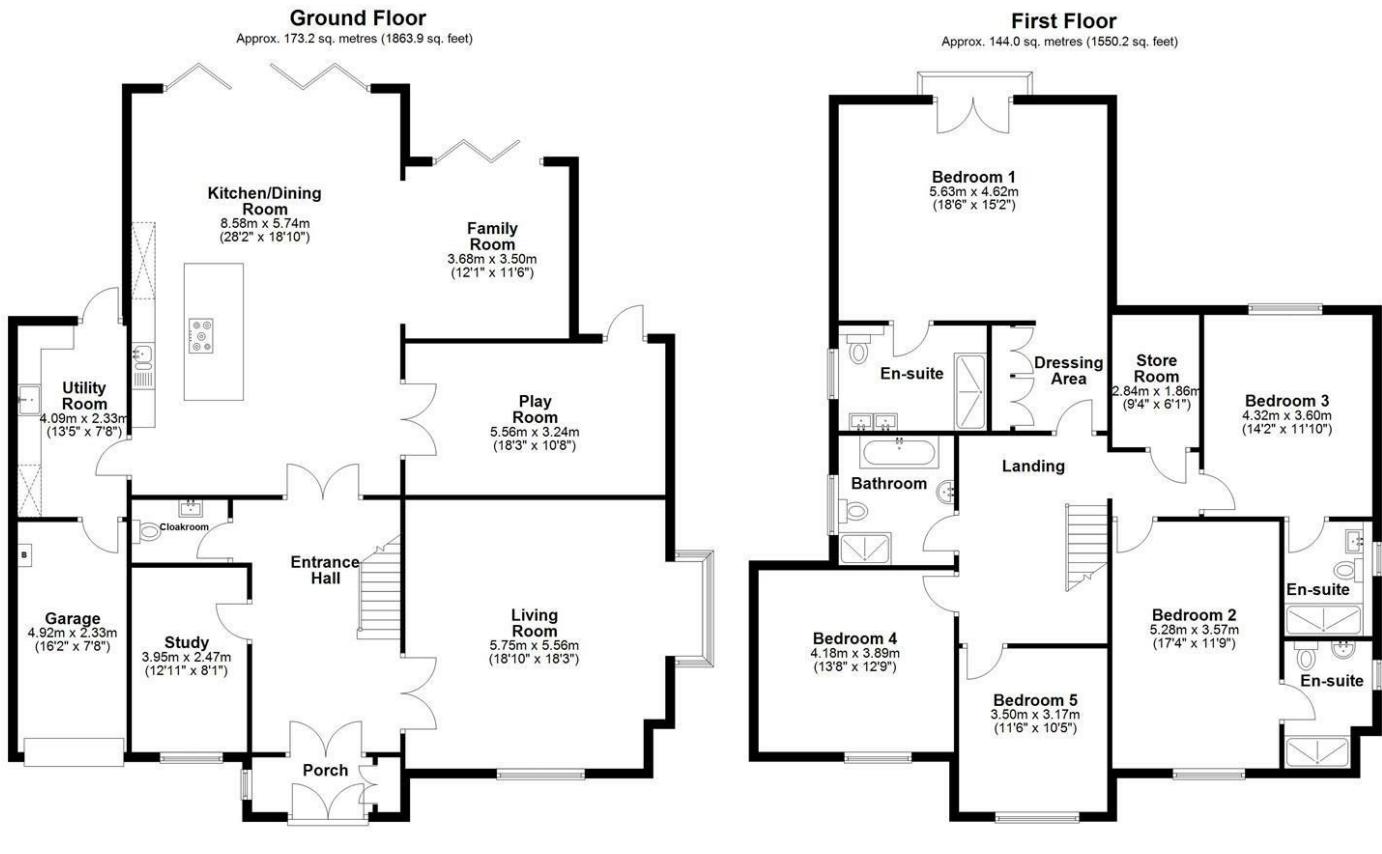
Integral Garage

16'1" x 7'7" (4.92 x 2.33)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		67	80
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			