



Barns Dene Harpden, AL5 2HH

Super five-bedroom home of circa 2,313 sq ft with potential to extend (STPP) in a prime location on the fringes of the Avenues. Benefiting from five reception rooms, a lovely south facing garden circa 60ft wide and deep, tandem garage and private driveway. Walking distance to the town centre and station and ideally placed for excellent schooling.

Guide price £1,550,000

Barns Dene

Harpenden, AL5 2HH



- Five-bedroom
- Prime Avenue fringes location
- Ideally located for excellent schooling
- Circa 2313 sq ft.
- Private south facing rear garden
- Walking distance to Town centre & Station
- Potential to extend (STPP)
- Tandem Garage & Driveway
- Council Tax Band G

Entrance Hall

Cloakroom

Kitchen

12'5" x 10'6" (3.80 x 3.21)

Breakfast Room

12'1" x 9'7" (3.70 x 2.93)

Dining Room

11'11" x 10'6" (3.65 x 3.21)

Living Room

16'11" x 12'10" (5.17 x 3.93)

Family Room

16'3" x 12'2" (4.97 x 3.73)

Conservatory

14'0" x 10'5" (4.27 x 3.20)

Tandem Garage

29'9" x 11'10" (9.08 x 3.63)

Landing

Bedroom One

16'11" x 12'10" (5.17 x 3.92)

En-suite with Shower

Bedroom Two

13'3" x 11'5" (4.04 x 3.49)

Bedroom Three

12'2" x 9'11" (3.72 x 3.04)

Bedroom Four

11'5" x 8'1" (3.49 x 2.47)

Bedroom Five

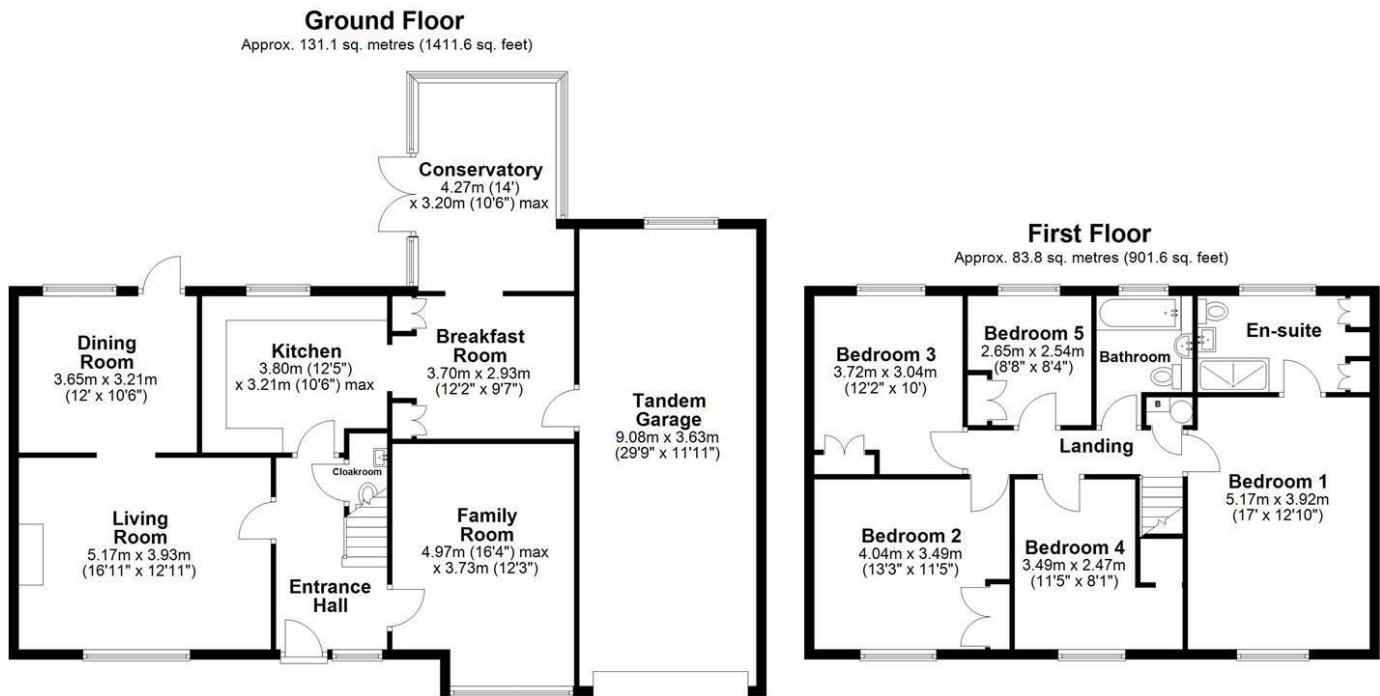
8'8" x 8'3" (2.65 x 2.54)

Bathroom





Floor Plan



Plan produced using PlanUp.

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	62	68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC