











# Westminster Fields

Harpenden, AL5 3DZ

This stunning house, built by Shanly Homes five years ago, is arranged over three floors with a fantastic open plan Kitchen / Dining / Living Room. Westminster Fields is a private and peaceful road close to open countryside. Well placed for schooling and within a short drive of the town centre and station.

## Westminster Fields Harpenden, AL5 3DZ







- Circa 2900 sq ft
- Open plan Kitchen / Dining Room / Living Room
- Close to open countryside
- Arranged over three floors
- Garage & plenty of parking
- Well placed for excellent schools
   Short drive to town centre &
- Beautifully presented throughout
- Private Garden
  - station

### **Entrance Hall**

### Living Room

18'7" x 12'11" (5.68m x 3.94m)

Kitchen/Dining/Family Room

31'4" x 14'5" (9.57m x 4.41m)

**Utility Room** 

9'8" x 5'1" (2.97m x 1.57m)

Cloakroom

Study

13'9" x 10'11" (4.21m x 3.35m)

Bedroom One

19'11" x 18'9" (6.08m x 5.73m)

**En-Suite Shower Room** 

### **Bedroom Six**

11'11" x 10'11" (3.65m x 3.33m)

Bedroom Two

16'6" x 15'9" (5.05m x 4.81m)

**En-Suite Shower Room** 

Bedroom Three

14'6" x 13'10" (4.42m x 4.23m)

**En-Suite Shower Room** 

Bedroom Four

14'5" x 13'0" (4.40m x 3.98m)

Bedroom Five

13'0" x 10'11" (3.98m x 3.35m)

Family Bathroom













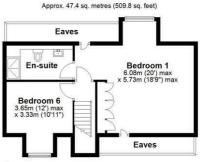






# Garage 6.17m x 3.17m (20'3" x 10'5") Kitchen/Dining/Family 9.57m x 4.41m (31'5" x 14'6") Study 4.21m (13'10") max x 3.35m (11') Entrance Hall Living Room 5.68m x 3.94m (18'7" x 12'11")

# 



Total area: approx. 268.6 sq. metres (2891.7 sq. feet)

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

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.

