











# Molescroft

# Harpenden, AL5 3LS

A well presented family home of circa 1,200 sq ft with an open plan Kitchen / Dining Room, opening onto the 45ft south west facing garden. Potential to extend further (STPP). A peaceful location, close to Kinsbourne Common, well placed for schooling and within easy reach of the town centre and station.

# Molescroft

### Harpenden, AL5 3LS



3



2



2 =

D

- Circa 1,200 sq ft
- Open plan Kitchen / Dining Room
- Well placed for schooling
- Potential to extend (STPP)
- Garden 45ft, south west facing
- Close to Kinsbourne Common
- Well presented throughout
- Off-street parking
- Within easy reach of Harpenden

### **Entrance Hall**

### Living Room

12'8" x 12'5" (3.87 x 3.80)

Kitchen / Dining Room

18'11" x 9'3" (5.77 x 2.84)

Family Room

11'10" x 9'9" (3.61 x 2.98)

**Shower Room** 

**Utility Room** 

9'9" x 7'2" (2.98 x 2.19)

Bedroom One

10'3" x 8'11" (3.13 x 2.74)

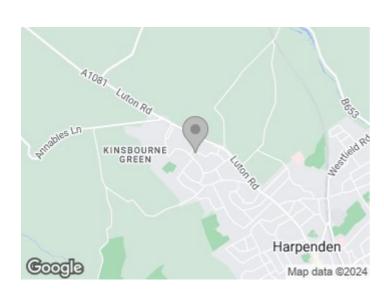
Bedroom Two

19'10" x 8'1" (6.07 x 2.47)

#### **Bedroom Three**

12'6" x 9'4" (3.83 x 2.87)

Bathroom









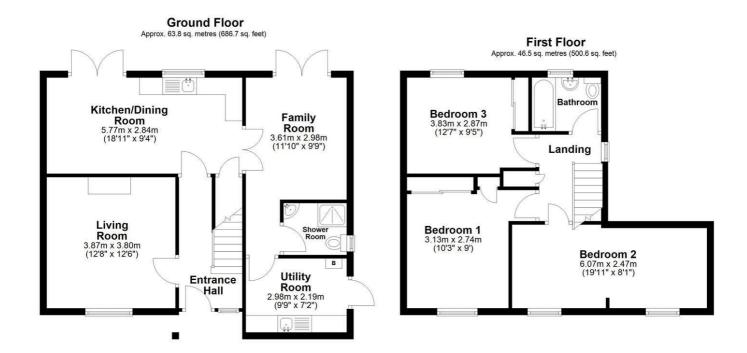












Total area: approx. 110.3 sq. metres (1187.3 sq. feet)

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.

