









3 East Common Harpenden, AL₅ 1BJ

Overlooking The Common this lovely period home is arranged over three floors totalling 1,022 sq ft with opportunity to further extend and modernise (STPP). The property benefits from a pretty private garden with a southerly aspect and a garage and parking at the rear in Cravells Road. Within a short walk of the station and close to the amenities of both Harpenden and Southdown. **CHAIN FREE**

3 East Common Harpenden, AL₅ 1BJ







Garage

- · Lovely period home
- Highly desirable location overlooking
 Pretty private southerly aspect The Common
- · Close to the amenities of both Harpenden and Southdown
- Arranged over three floors
- garden

18'2" x 8'0" (5.54m x 2.45m)

- Within a short walk of the station
- Circa 1,020 sq ft. with opportunity to extend (STPP)
- · Garage and parking at the rear in Cravells Road
- · Council Tax Band E

Hall

Lounge/Dining Room

24'11" max x 12'10" (7.60m max x 3.93m)

Kitchen/Breakfast Room

14'11" x 12'1" (4.56m x 3.69m)

WC

Bedroom One

12'11" x 10'11" (3.94m x 3.33m)

Bedroom Two

11'8" x 7'9" (3.56m x 2.37m)

Bathroom

Bedroom Three

17'0" max x 11'10" max (5.20m max x 3.63m max)

Harpenden Grove Rd Rothamsted Estate **Coogle** Map data @2025

Directions

















Ground Floor Main area: approx. 42.0 sq. metres (452.1 sq. feet) Plus garage. approx. 13.8 sq. metres (148.9 sq. feet) **First Floor** Approx. 34.1 sq. metres (367.5 sq. feet) **Garage** 5.65m x 2.45m (18'6" x 8') Kitchen/Breakfast Room ---4.56m x 3.69m (14'11" x 12'1") **Bathroom** Second Floor Approx. 18.9 sq. metres (203.2 sq. feet) **Eaves** Bedroom 2 3.56m x 2.37m (11'8" x 7'9") Lounge/Dining Room 7.60m (24'11") max x 3.93m (12'11") Bedroom 3 5.20m (17'1") max 3.63m (11'11") max Bedroom 1 3.94m x 3.33m (12'11" x 10'11") **Eaves** Main area: Approx. 95.0 sq. metres (1022.7 sq. feet) Plus garage, approx. 13.8 sq. metres (148.9 sq. feet)

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

Plan produced using PlanUp.

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