



Grange Court Road Harpden, AL5 1BY

Rare opportunity to acquire this wonderful, detached four bedroom home on one of Harpenden's most prestigious roads. Five reception rooms, carriage drive way and double garage. Occupying a plot of 0.3 acres with a beautiful, private south-facing garden. Potential for further development (STPP). ****CHAIN FREE****

Guide price £2,495,000

Grange Court Road

Harpden, AL5 1BY



- Rarely available detached house
- Carriage Driveway & double garage
- One of Harpenden's most prestigious roads
- Five Reception Rooms
- Beautiful South Facing Garden; 0.3 acre plot
- Potential for further development (STPP)
- Four Bedrooms
- **CHAIN FREE**
- Council Tax Band H

Entrance Hall

Study

11'5" x 9'0" (3.50m x 2.75m)

Kitchen/Breakfast Room

14'7" x 13'5" (4.47m x 4.09m)

Utility

9'10" x 7'9" (3.02m x 2.37m)

TV Room

14'6" x 13'11" (4.44m x 4.26m)

Family Room

23'1" x 15'11" (7.05m x 4.86m)

Dining Room

14'5" x 12'2" (4.41m x 3.72m)

Living Room

19'10" x 13'0" (6.06m x 3.98m)

Bedroom One

19'7" x 13'0" (5.99m x 3.98m)

Dressing Room

11'0" x 9'2" (3.37m x 2.81m)

En-suite bathroom

Bedroom Two

13'7" x 11'10" (4.15m x 3.61m)

Bedroom Three

14'6" x 8'1" (4.43m x 2.47m)

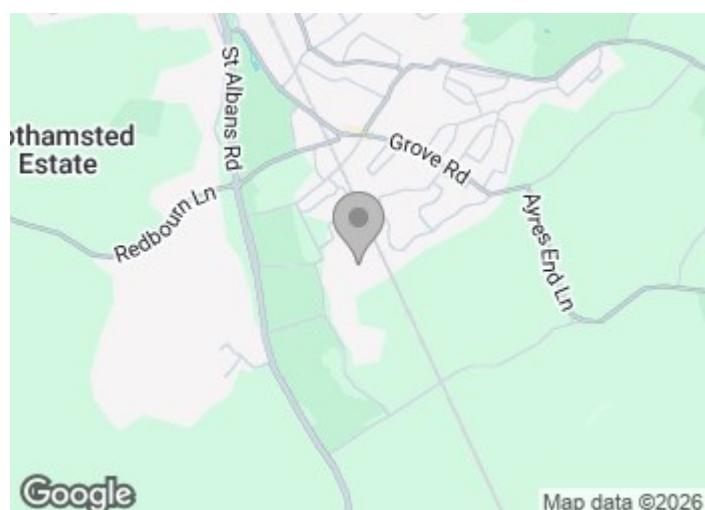
Bedroom Four

14'6" 7'11" (4.42m 2.43m)

Family Bathroom

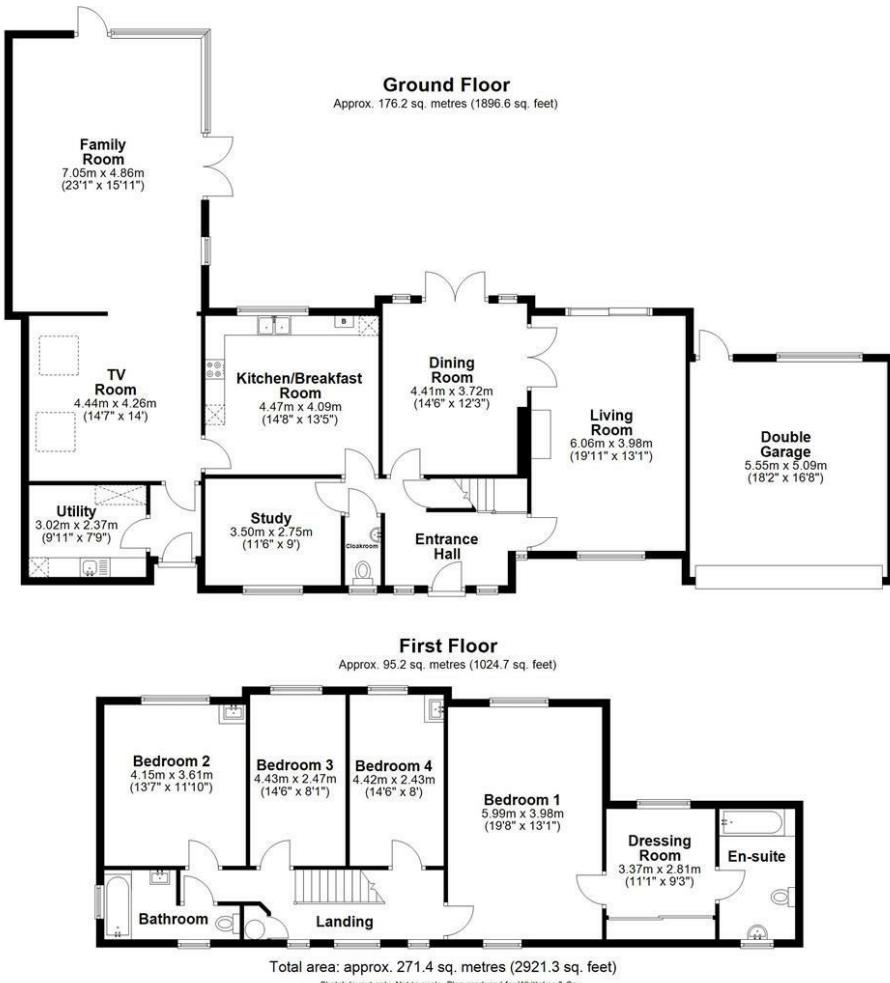
Double Garage

18'2" x 16'8" (5.55m x 5.09m)





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			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) B			
(69-68) 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			