



Devonshire Road Harpden, AL5 4TJ

Fantastic detached five bedroom family home of circa 3,463 sq ft in a much sought after, central location. Fully refurbished to an exacting standard by our vendors to include five reception rooms with open plan kitchen/dining area. Full of character and original period features this house benefits from a garage, off-street parking and private rear garden of over 90ft. Ideally located for excellent schooling and just moments from the station and town centre.

Guide price £2,350,000

Devonshire Road

Harpenden, AL5 4TJ



- Detached House
- Five Reception Rooms
- Fully Refurbished
- Five Bedrooms
- Circa 3,463 sq ft
- Open Plan Kitchen/Dining Room
- Private Rear Garden
- Prime Central Location
- Council Tax Band G

Entrance Hall

Family Room

16'5" x 11'4" (5.02 x 3.47)

Cloak room

Gym

14'7" x 14'7" (4.47 x 4.47)

Laundry Room

Kitchen/Dining Room

26'5" x 28'6" (8.07 x 8.71)

Utility Room

5'7" x 10'2" (1.72 x 3.10)

Snug

11'11" x 9'7" (3.65 x 2.93)

Landing

Bedroom One

15'10" x 12'6" (4.84 x 3.82)

Bathroom

Bedroom Two

12'4" x 13'8" (3.76 x 4.17)

Shower Room

Bedroom Three

14'10" x 11'5" (4.54 x 3.50)

Bedroom Four/Dressing Room

10'10" x 9'10" (3.31 x 3.02)

Games Room

15'1" x 11'3" (4.61 x 3.45)

Study

6'2" x 7'11" (1.88 x 2.43)

Bedroom Five

18'4" x 12'10" (5.59 x 3.92)

En-suite

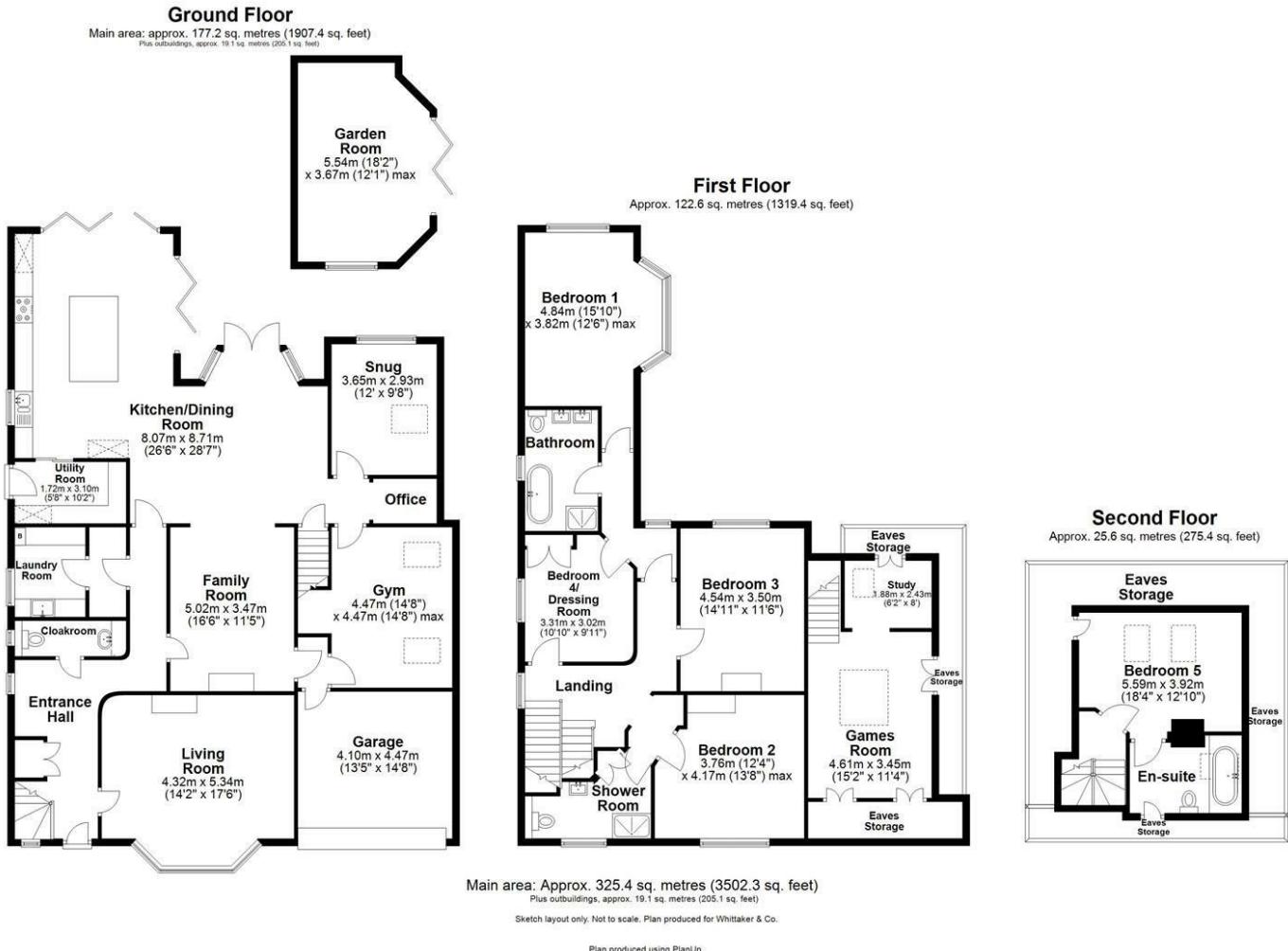
Garden Room

18'2" x 12'0" (5.54 x 3.67)





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			