



## Westfield Close

Harpenden, AL5 4ND

\*\*\*\* A Saving of £19,750 as STAMP DUTY PAID BY VENDOR\*\*\*\* A three bedroom mid terrace home located within this private cul-de-sac, built approximately two years ago by local reputable developer. The property benefits from off-street parking and a private garden. Close to excellent schooling with easy access to the station and town centre.

**Guide price £595,000**

# Westfield Close

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- Built two years ago
- Open plan kitchen/living/dining room.
- Three bedrooms
- Private rear garden
- Off-street parking
- Council Tax Band E

## Entrance Hall

## Family Room

12'3" x 9'0" (3.75 x 2.75)

## Kitchen/Living/Dining Room

19'1" x 16'6" (5.84 x 5.05)

## Cloakroom

## Bedroom One

14'4" x 8'11" (4.37 x 2.74)

## Bedroom Two

13'2" x 8'11" (4.03 x 2.74)

## Bedroom Three

9'9" x 7'3" (2.98 x 2.21)

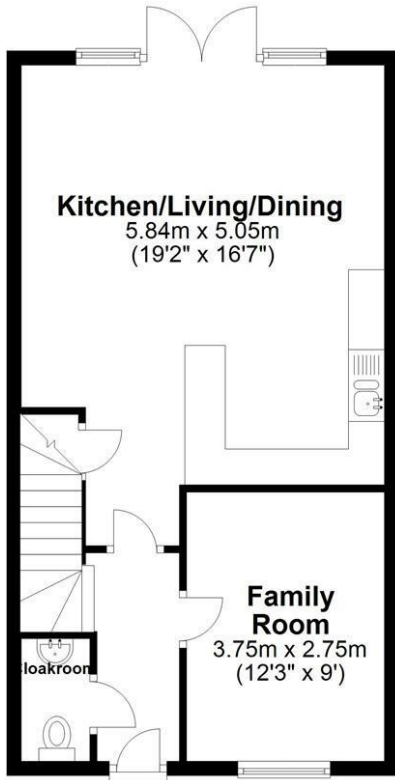
## Bathroom





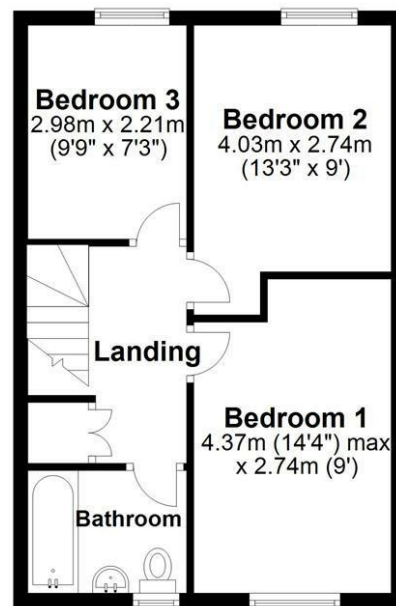
### Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



### First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 88.8 sq. metres (956.0 sq. feet)

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

Plan produced using PlanUp.

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