



## Cross Way

Harpenden, AL5 4RA

Four bedroom semi-detached home of over 1,400 sq ft arranged over three floors. Private south west facing rear garden, garage and driveway. Offers potential for further extension (STPP). Walking distance to the town centre and station and ideally located for excellent schooling. \*\* CHAIN FREE\*\*

**Guide price £895,000**

# Cross Way

Harpenden, AL5 4RA



- Four bedrooms
- Potential for extension (STPP)
- Walking distance to the Town centre & station
- Circa 1,473 sq ft
- South west facing private rear garden
- Ideally located for excellent schooling
- \*\* CHAIN FREE \*\*
- Garage & driveway
- Council Tax Band E

## Storm Porch

## Hallway

## Kitchen

15'8" x 8'4" (4.79 x 2.56)

## Living/Dining Room

25'4" x 7'4" (7.74 x 2.24)

## Utility Room

## W/C

## Landing

## Bedroom One

15'9" x 10'5" (4.82 x 3.20)

## Bedroom Two

13'7" x 11'5" (4.16 x 3.50)

## Bedroom Three

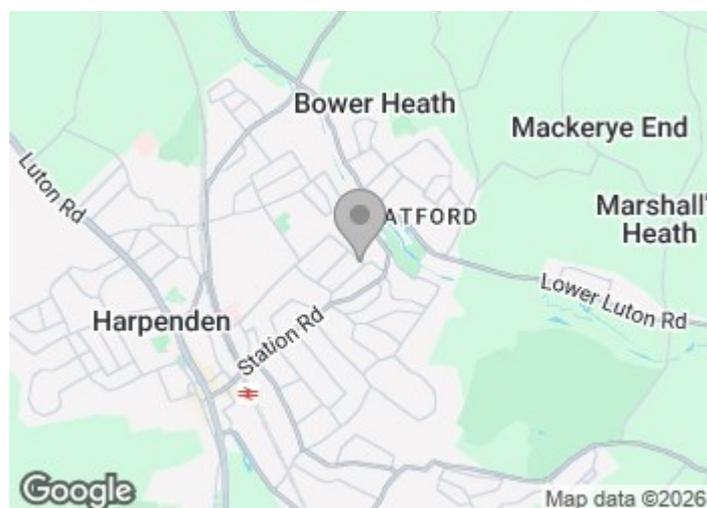
12'0" x 11'8" (3.66 x 3.58)

## Bedroom Four

7'3" x 6'7" (2.22 x 2.02)

## Bathroom

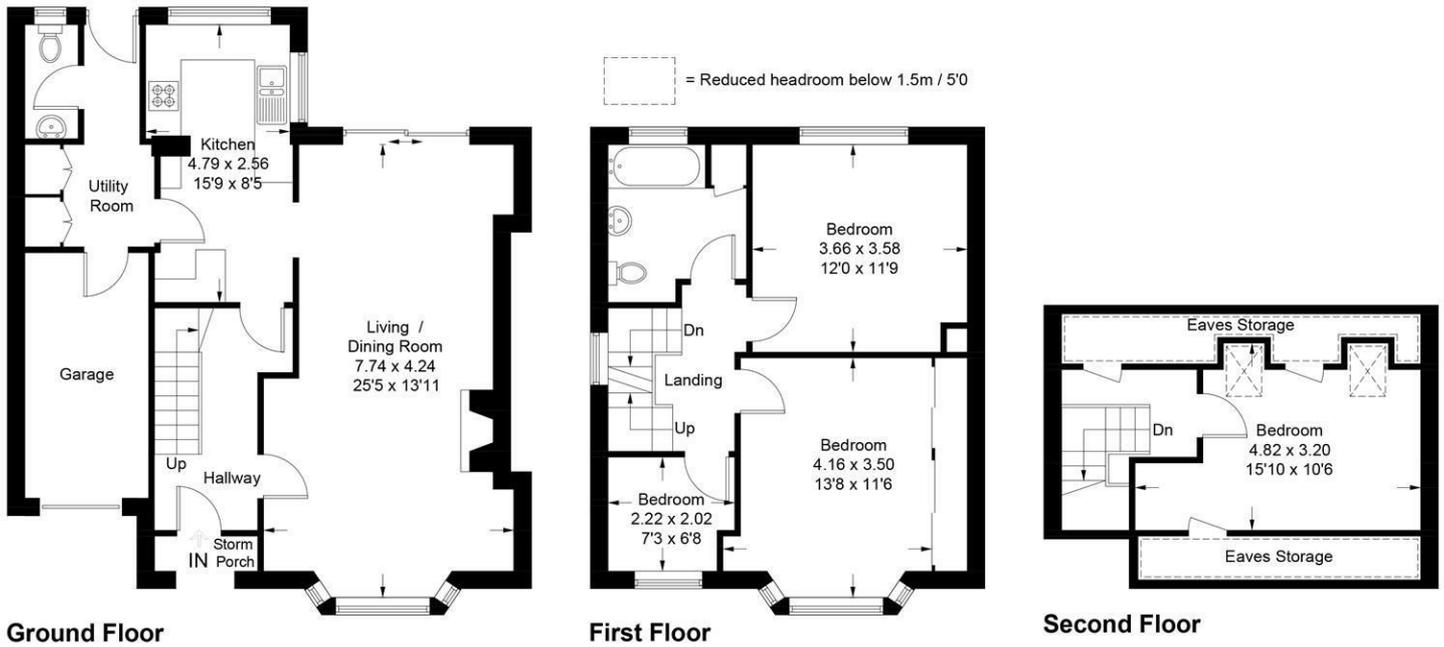
## Garage





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Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1271300)

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