



10 Westfield Avenue

Harpenden, AL5 4HN

Well presented four bedroom semi-detached home of circa 1,465 sq ft in a peaceful private road with great scope for further extension (STPP). Generous downstairs accommodation opening onto a beautiful 75ft mature south facing rear garden, private driveway and garage. Walking distance of town centre and station and ideally placed for excellent schooling.

Guide price £1,000,000

10 Westfield Avenue

Harpenden, AL5 4HN



- Semi-detached four bedroom home
- Peaceful private road
- Circa 1,465 sq ft
- 75ft south facing garden
- Scope for further extension (STPP)
- Driveway & garage
- Walking distance of town centre & station
- Well located for excellent schooling
- Council Tax Band F

Entrance Hall

Claokroom

Kitchen

13'2" x 8'11" (4.03m x 2.73m)

Living Room

14'7" x 13'2" (4.47m x 4.03m)

Dining Room

10'4" x 9'11" (3.17m x 3.04m)

Utility Cuppbaord

Bedroom One

11'10" x 11'5" (3.63m x 3.48m)

En-suite

Garage

12'2" x 11'5" (3.72m x 3.48m)

Bedroom Two

14'8" x 13'3" (4.48m x 4.04m)

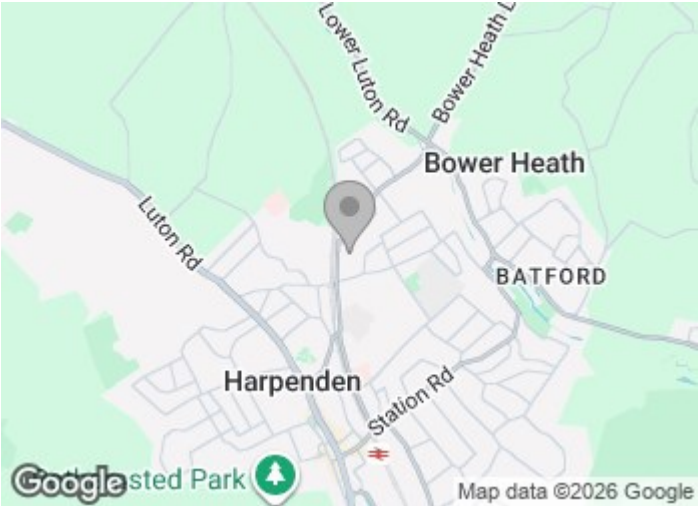
Bedroom Three

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

Bedroom Four

10'6" x 10'0" (3.22m x 3.05m)

Bathroom



[Directions](#)



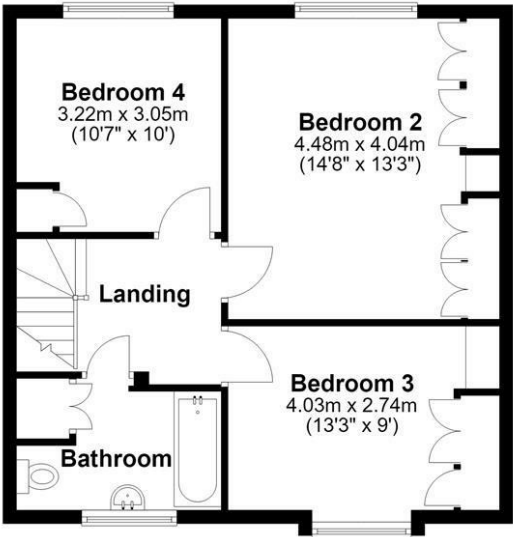
Ground Floor

Approx. 83.3 sq. metres (896.2 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 136.1 sq. metres (1465.2 sq. feet)

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

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.

