

36 Southdown Road

Harpenden, AL5 1PG

Guide price £2,000,000

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Handsome, four bedroom detached home of circa 2,566 sq ft in a Prime central location overlooking the Common. Spacious downstairs reception rooms with super Kitchen/Breakfast room opening out onto 100ft east facing private rear garden with summerhouse. Principal bedroom with walk-in-wardrobe and en-suite with bath and shower. Large driveway with plenty of off-street parking. Within walking distance of Harpenden town centre and station and close to outstanding schooling.

Entrance

Family Room
14'6" x 12'11" (4.44 x 3.95)

Study
17'0" x 8'3" (5.19 x 2.54)

Cloakroom

Utility Room

Kitchen/Breakfast Room
24'11" x 20'2" (7.62 x 6.17)

Dining Room
15'5" x 10'0" (4.70 x 3.07)

Sitting Room
26'5" x 12'10" (8.07 x 3.93)

Landing

Bedroom One
14'6" x 13'1" (4.42 x 4.00)

En-suite with bath and shower

Walk in Wardrobe



















Bedroom Two
16'7" x 10'5" (5.08 x 3.20)

En-suite with shower

Bathroom

Bedroom Three
11'9" x 10'2" (3.59 x 3.10)

Bedroom Four
11'3" x 10'7" (3.45 x 3.25)

Summer House
17'7" x 11'7" (5.38 x 3.55)

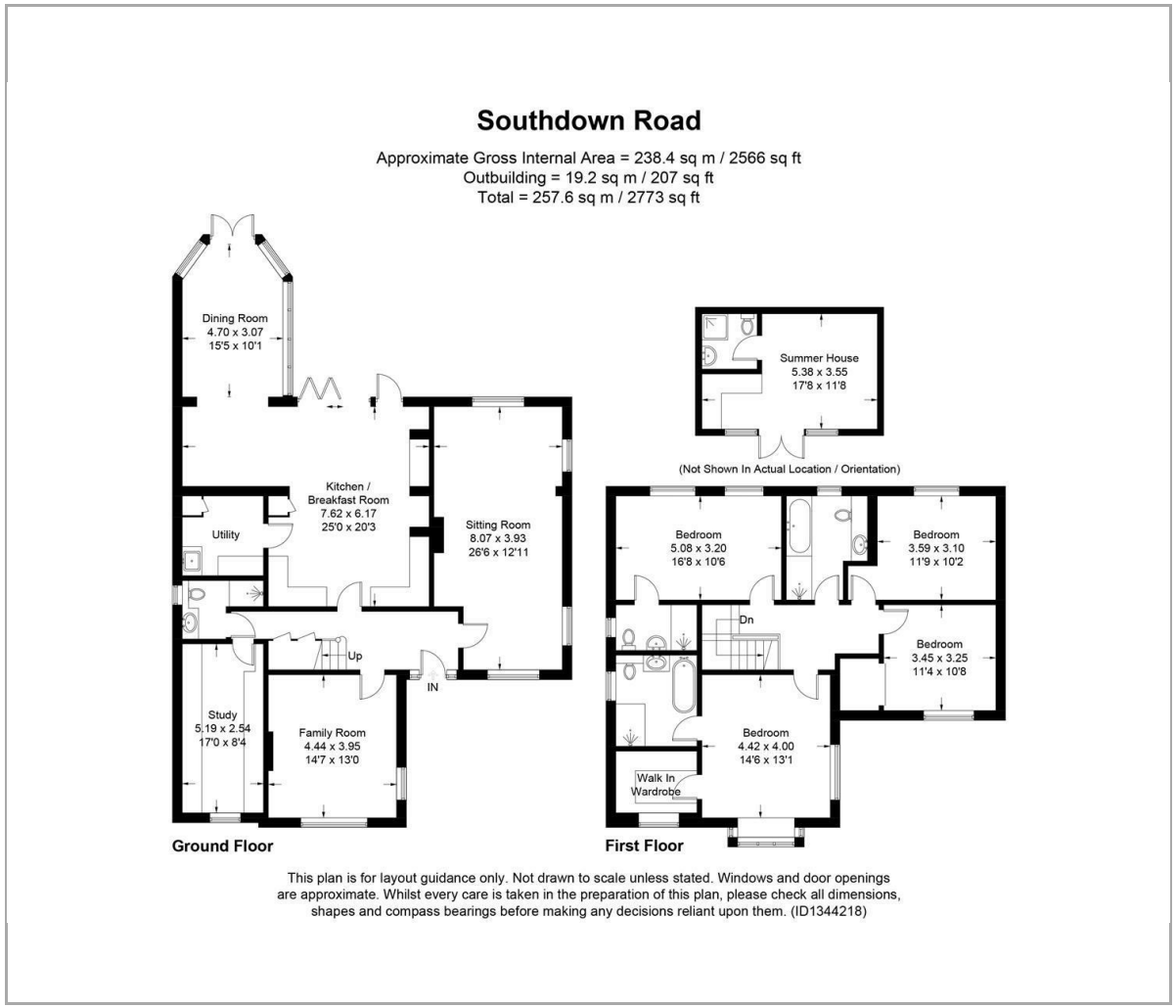






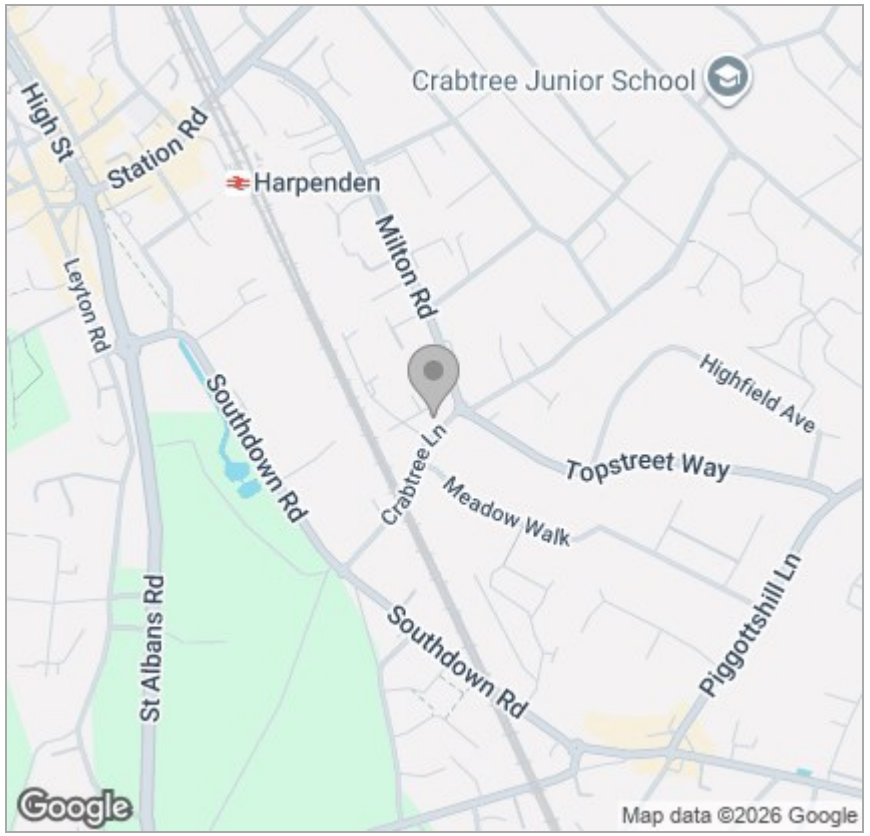
- Detached four bedroom home
- Principal bedroom with walk-in-wardrobe & en-suite
- Circa 2,566 sq ft
- 100 ft east facing private rear garden
- Prime central location
- Large driveway with off-street parking
- Within walking distance of town centre & station
- Well placed for outstanding schooling
- Council Tax Band G

Floor Plan

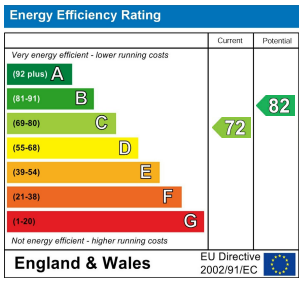


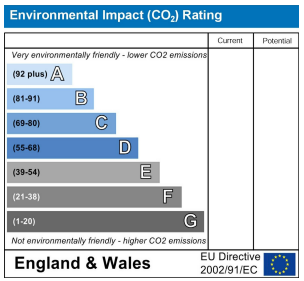
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1344218)

Area Map



Energy Efficiency Graph





Viewing

Please contact our Whittaker & Co. Office on 01582 761500
if you wish to arrange a viewing appointment for this property or require further information.

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