Whittaker & Co

THE PROPERTY PEOPLE









Tuffnells Way

Harpenden, AL5 3HG

Well presented four bedroom, home of circa 1,490 sq ft in this popular and peaceful location ideally placed for excellent schooling and a short distance to the town centre and station. Benefiting from two reception rooms, a private rear garden, car port, garage and driveway with off-street parking. **CHAIN FREE**

Guide price £795,000

Tuffnells Way

Harpenden, AL5 3HG

4 1 2 D

- Four bedroom home
- Car port, garage & driveway
- Ideally placed for excellent schooling
- Circa 1,490 sq ft
- Within easy reach of town centre & station
- **CHAIN FREE**
- Private rear garden
- Popular and peaceful location
- Council Tax Band E

Entrance Hall

Lounge
18'8" x 16'6" (5.70 x 5.03)

Kitchen
12'3" x 8'0" (3.74 x 2.44)

Dining Area
12'3" x 9'8" (3.74 x 2.97)

Cloakroom

Landing

Bedroom One
16'7" x 12'2" (5.08 x 3.73)

Bedroom Two
12'2" x 8'10" (3.73 x 2.71)

Bedroom Three
10'11" x 8'10" (3.33 x 2.71)

Bathroom

Bedroom Four
9'9" x 7'2" (2.99 x 2.19)

Garage
18'7" x 9'5" (5.68 x 2.89)

Carport
9'5" x 8'7" (2.89 x 2.62)















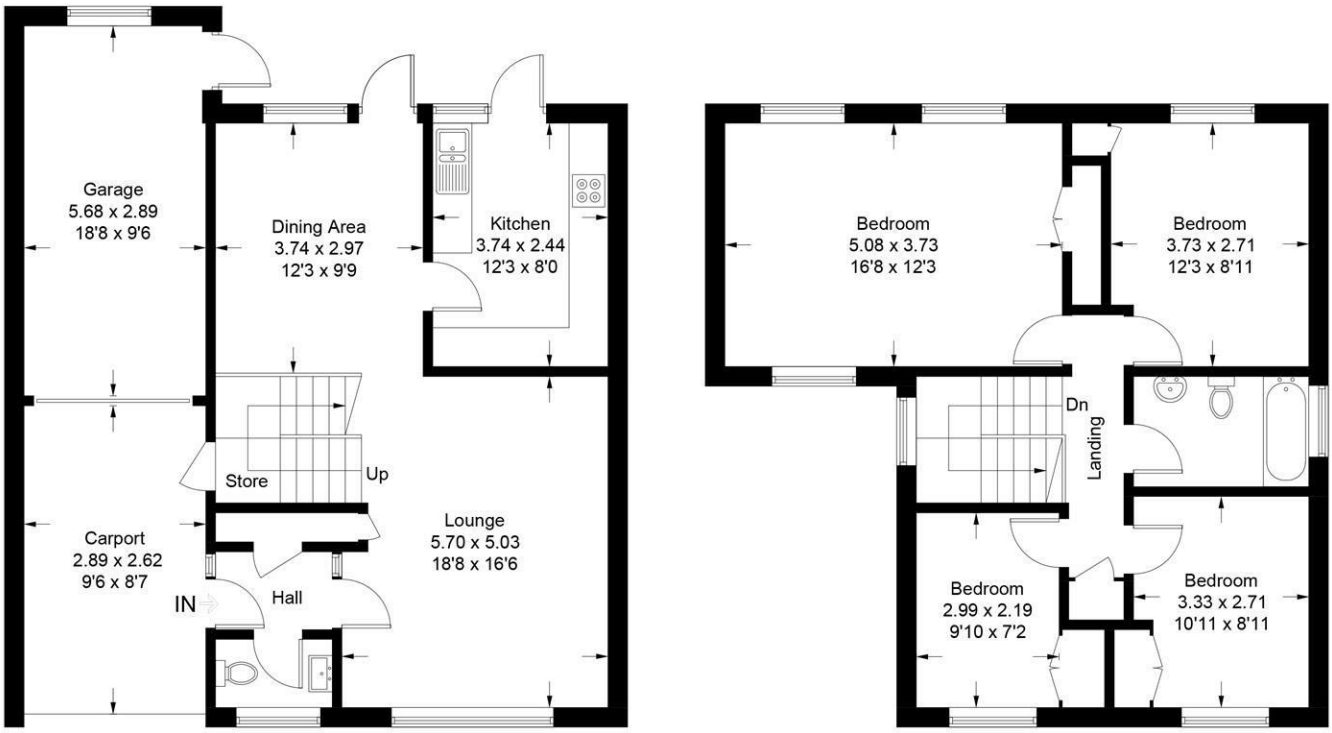




Floor Plan

Tuffnells way

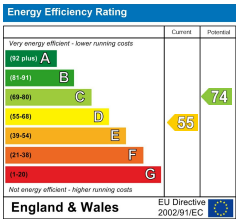
Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft

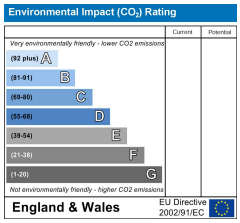


Ground Floor **First Floor**

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. (ID1308217)

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.





1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk