



## Ridge Avenue

Harpenden, AL5 3LT

Fabulous opportunity to acquire a spacious, detached home on a wide plot, ideal for refurbishment and extension (STPP). The property benefits from a lovely, mature and private garden of circa 50ft long and 66 ft at its widest point plus a garage and driveway. Close to Kinsbourne Common and ideally located for excellent schooling with easy access to Harpenden town centre and station. **\*\* CHAIN FREE \*\***

**Guide price £995,000**

# Ridge Avenue

## Harpenden, AL5 3LT



- Spacious detached home circa 1685 sq ft
- Garage and private driveway
- Easy access to Harpenden town centre and station
- Ideal for refurbishment and extension (STPP)
- Close to Kinsbourne Common
- Council Tax Band F
- Wide mature garden
- Ideally located for excellent schooling
- \*\*CHAIN FREE\*\*

### Entrance Hall

### Cloakroom

### Kitchen/Dining Room

21'7" x 13'0" (6.58m x 3.97m)

### Pantry

### Living Room

21'7" x 15'10" (6.58m x 4.83m)

### Study

14'11" x 6'5" (4.56m x 1.97m)

### Utility Room

### Bedroom One

14'5" x 12'6" (4.41m x 3.82m)

### En-suite Shower

### Bedroom Two

12'10" x 10'1" (3.93m x 3.08m)

### Bedroom Three

13'4" x 8'8" (4.07m x 2.66m)

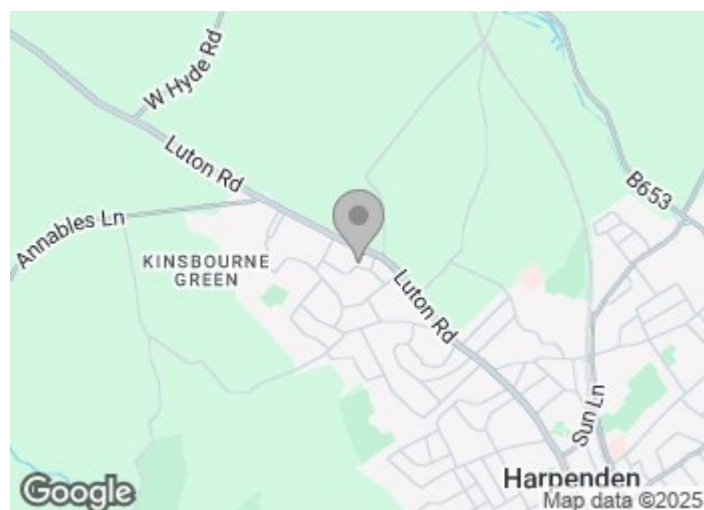
### Bedroom Four

10'1" x 8'4" (3.08m x 2.56m)

### Bath and Shower Room

### Garage

16'2" x 8'9" (4.93m x 2.69m)

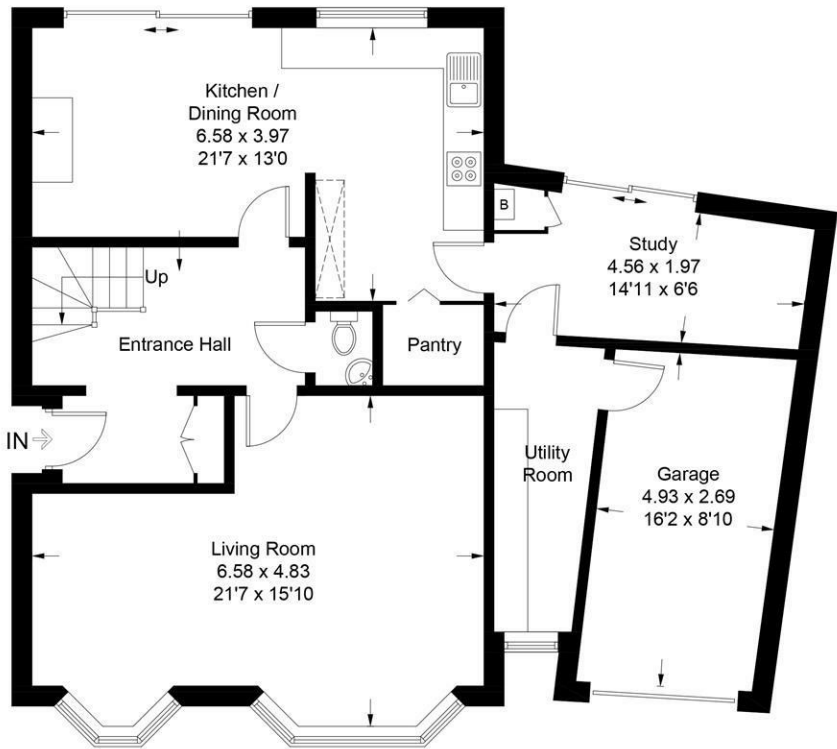




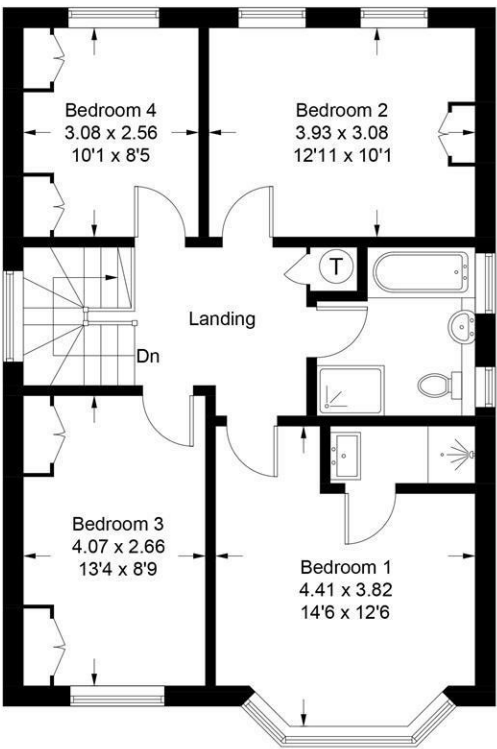


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Approximate Gross Internal Area = 156.5 sq m / 1684.1 sq ft



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. (ID1216776)

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