

36 Manland Avenue

Harpenden, AL5 4RF

Guide price £1,300,000

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Rare opportunity to acquire this handsome five bedroom, semi-detached home of circa 1,961 sq ft, extended and refurbished to an exacting standard by our clients. Super open-plan living leading out to 50 ft south facing private rear garden, driveway with off-street parking. Prime central location within walking distance of Harpenden town centre and station, and ideally placed for outstanding schooling.

Entrance Hall

Living Room
12'0" x 11'5" (3.66 x 3.48)

Kitchen/Dining/Family Room
25'3" x 21'9" (7.70 x 6.63)

Utility Room
8'0" x 5'10" (2.44 x 1.78)

Cloakroom

Landing

Bedroom One
15'9" x 13'4" (4.81 x 4.08)

En-suite with shower

Bathroom

Study
5'9" x 4'3" (1.77 x 1.30)

Bedroom Three
12'0" x 10'5" (3.66 x 3.18)

Bedroom Four
11'6" x 10'6" (3.53 x 3.22)



















Bedroom Two
14'6" x 12'1" (4.44 x 3.70)

En-suite with shower

Study/Bedroom Five
11'10" x 6'3" (3.61 x 1.93)

Loft Storage

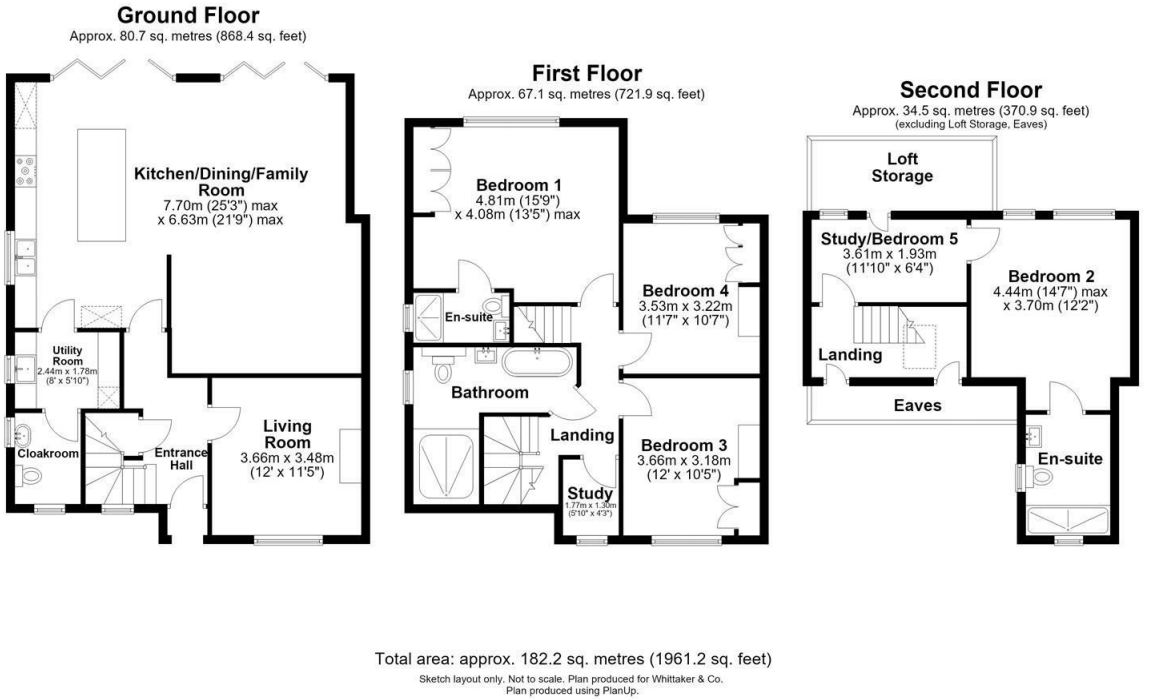




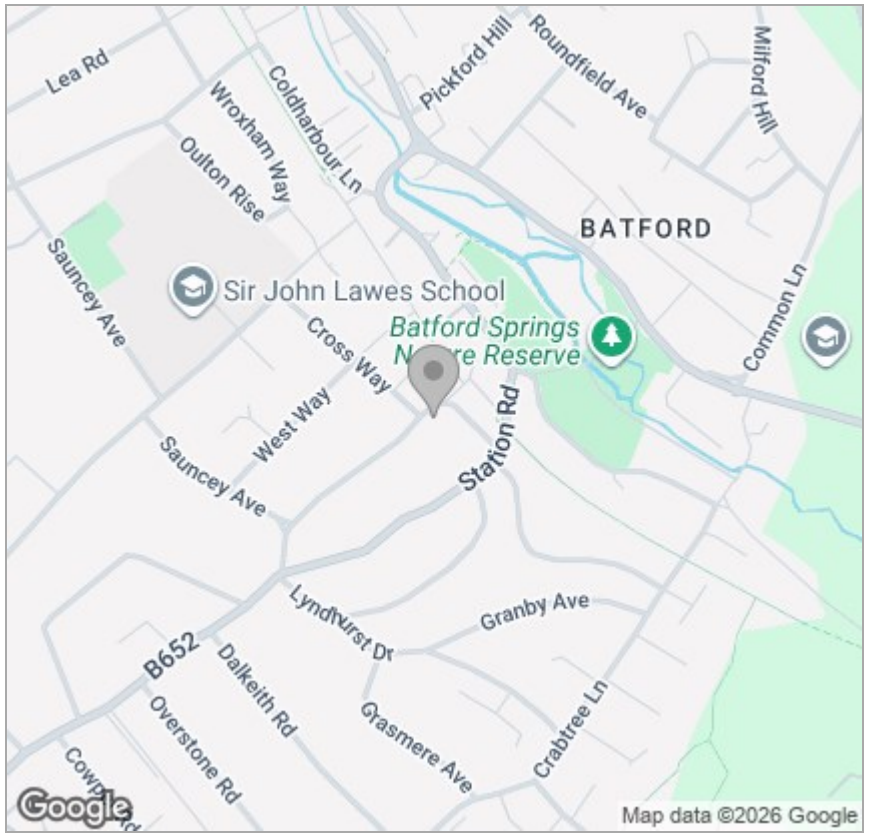


- Five bedroom semi-detached home
- Circa 1,961 sq ft
- Prime central location
- Open-plan living
- Driveway with off-street parking
- 50ft Private south facing rear garden
- Within walking distance of town centre & station
- Ideally placed for outstanding schooling
- Council Tax Band E

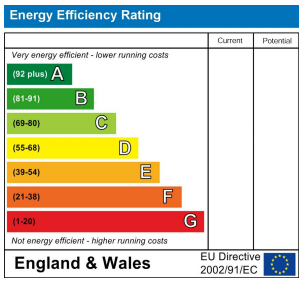
Floor Plan

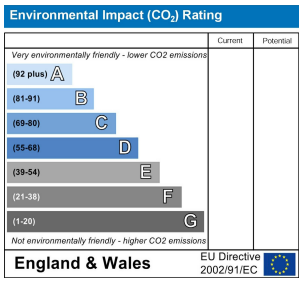


Area Map



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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