



Barns Dene

Harpenden, AL5 2HH

Super five-bedroom home of circa 2,313 sq ft with potential to extend (STPP) in a prime location on the fringes of the Avenues. Benefiting from five reception rooms, a lovely south facing garden circa 60ft wide and deep, tandem garage and private driveway. Walking distance to the town centre and station and ideally placed for excellent schooling.

Guide price £1,550,000

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- Five-bedroom
- Prime Avenue fringes location
- Ideally located for excellent schooling
- Circa 2313 sq ft.
- Private south facing rear garden
- Walking distance to Town centre & Station
- Potential to extend (STPP)
- Tandem Garage & Driveway
- Council Tax Band G

Entrance Hall

Cloakroom

Kitchen

12'5" x 10'6" (3.80 x 3.21)

Breakfast Room

12'1" x 9'7" (3.70 x 2.93)

Dining Room

11'11" x 10'6" (3.65 x 3.21)

Living Room

16'11" x 12'10" (5.17 x 3.93)

Family Room

16'3" x 12'2" (4.97 x 3.73)

Conservatory

14'0" x 10'5" (4.27 x 3.20)

Tandem Garage

29'9" x 11'10" (9.08 x 3.63)

Landing

Bedroom One

16'11" x 12'10" (5.17 x 3.92)

En-suite with Shower

Bedroom Two

13'3" x 11'5" (4.04 x 3.49)

Bedroom Three

12'2" x 9'11" (3.72 x 3.04)

Bedroom Four

11'5" x 8'1" (3.49 x 2.47)

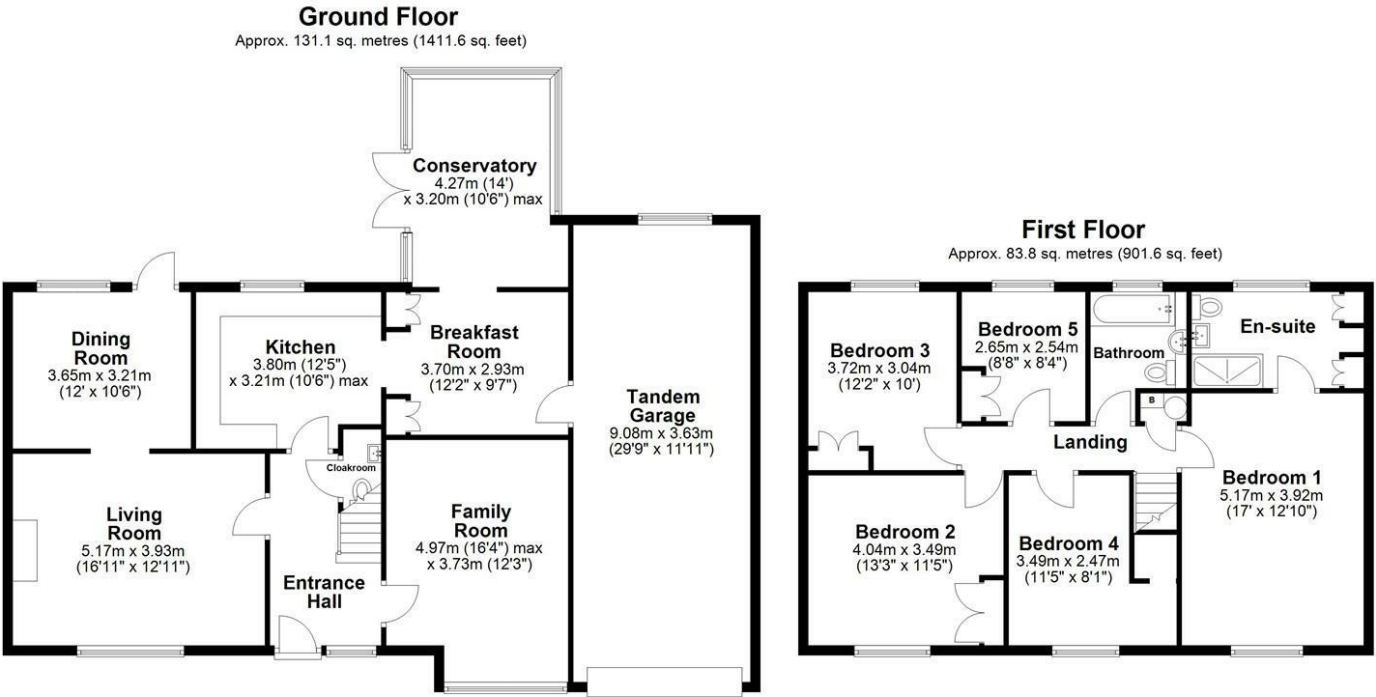
Bedroom Five

8'8" x 8'3" (2.65 x 2.54)

Bathroom







Total area: approx. 214.9 sq. metres (2313.2 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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