











# Grasmere Avenue

# Harpenden, AL<sub>5</sub> 5PT

Detached family home of over 1620 sq ft affording huge potential for extension (STPP). Attached garage, ample parking and a private garden of over 120 ft. Grasmere Avenue is a fabulous, much sought after road, close to the town centre and station and ideally located for excellent schooling.

# Grasmere Avenue Harpenden, AL<sub>5</sub> 5PT







- Detached family home circa 1622 sq ft
- Sought after location
- Walking distance to town centre
   Ideally located for excellent and station
- Huge potential for extension (STPP)
- Attached garage and car port
- schooling
- Private garden of over 120ft
- Ample off-street parking
- Council Tax Band G

#### **Entrance Hall**

#### Kitchen/Breakfast Room

25'10" x 15'4" (7.89m x 4.68m)

#### **Dining Room**

12'1" x 10'3" (3.69m x 3.13m)

## Living Room

22'8" x 14'11" (6.93m x 4.55m)

#### Cloakroom

#### Bedroom One

15'3" x 12'4" (4.67m x 3.76m)

En-suite Bath and Shower Room

#### Bedroom Two

12'7" x 10'0" (3.86m x 3.07m)

## Bedroom Three

10'4" x 9'7" (3.17m x 2.94m)

#### **Bedroom Four**

9'7" x 8'8" (2.94m x 2.65m)

Bath and Shower Room

### **Attached Garage**

22'3" x 9'8" (6.80m x 2.95m)

Car Port















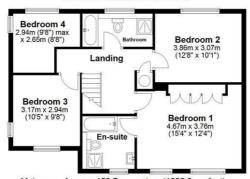




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## First Floor

Approx. 67.2 sq. metres (723.5 sq. feet)



Main area: Approx. 150.7 sq. metres (1622.6 sq. feet)
Plus garage, approx. 20.0 sq. metres (215.8 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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