



Aldwick Road

Harpenden, AL5 1NG

Super family home extended by our clients to create plenty of living space and the potential for the study to be used as a ground floor bedroom. The property benefits from a lovely south facing garden of circa 75 ft. Located in a quiet, sought after road, well placed for excellent schooling, close to the amenities of Southdown and beautiful open countryside and a short distance to Harpenden town centre and station. Greenway Spinney Nature Reserve is just moments away. * CHAIN FREE *

Guide price £1,295,000

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- Great family home circa 1955 sq ft
- Ground floor shower room
- Within walking distance of 7 excellent schools
- Spacious living accommodation
- Potential for a ground floor bedroom
- CHAIN FREE
- South facing garden
- Garage and plenty of off road parking
- Council Tax Band G

Entrance Hall

Kitchen/Breakfast Room

17'11" x 17'6" (5.47m x 5.34m)

Shower Room

Dining Room

18'0" x 12'2" (5.49m x 3.72m)

Living Room

15'1" x 11'11" (4.60m x 3.64)

Family Room

23'2" x 9'3" max (7.08m x 2.84m max)

Study/Bedroom Five

15'5" x 8'6" max (4.72 x 2.60m max)

Bedroom One

13'0" x 10'6" (3.98m x 3.22m)

Bedroom Two

12'11" x 10'5" (3.96m x 3.20m)

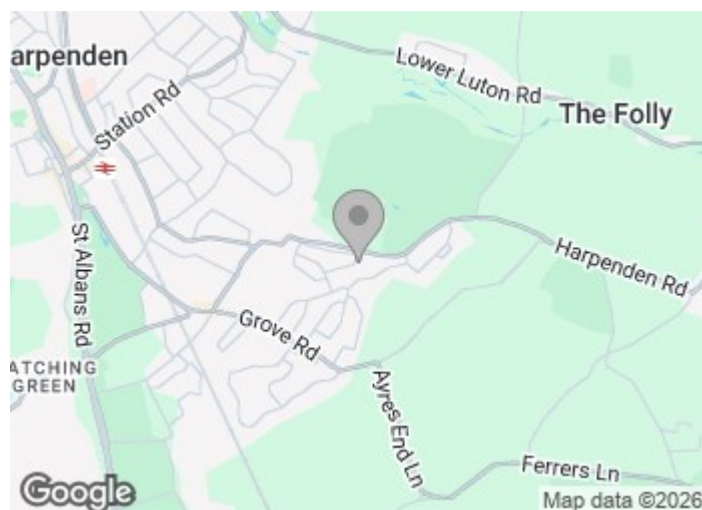
Bedroom Three

12'0" x 8'5" (3.66m x 2.59m)

Bedroom Four

8'11" x 8'0" (2.73m x 2.44m)

Bathroom

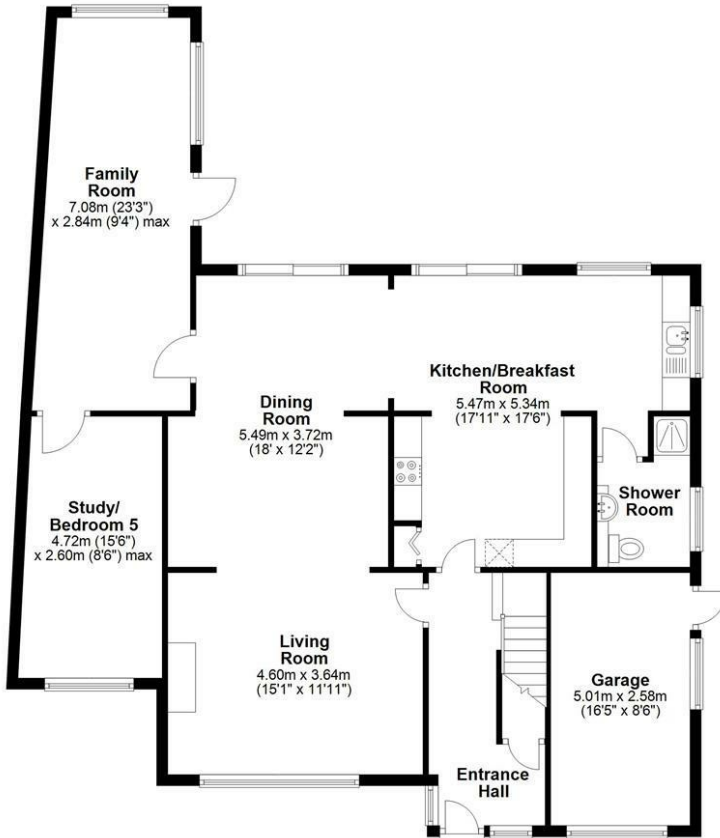




Floor Plan

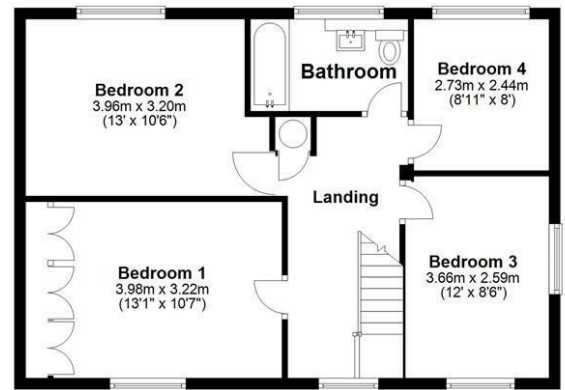
Ground Floor

Approx. 120.3 sq. metres (1294.5 sq. feet)



First Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 181.6 sq. metres (1954.8 sq. feet)

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

Plan produced using PlanUp.

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