



15 Manland Avenue

Harpenden, AL5 4RG

Guide price £2,250,000

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Rare opportunity to acquire this handsome five bedroom home of circa 4,432 sq ft in a sought-after prime central location, extended and renovated by our clients. Arranged over four floors with six reception rooms including gym & basement games room, and Principal bedroom with en-suite and dressing room. 80 ft private rear garden, garage, and carriage driveway. Within walking distance of Harpenden town centre and station, and ideally placed for outstanding schooling.

Reception Hall

Utility Room

8'8" x 8'3" (2.66 x 2.52)

Kitchen/Dining/Family Room

26'5" x 26'11" (8.06 x 8.21)

Living Room

19'4" x 14'3" (5.91 x 4.35)

Cloakroom

Study

15'2" x 11'2" (4.64 x 3.42)

Landing

Bedroom One

18'8" x 14'3" (5.70 x 4.35)

En-suite with bath & shower

Dressing Room

Bedroom Two

14'7" x 10'11" (4.46 x 3.33)

En-suite with shower





Bedroom Three
11'11" x 11'2" (3.64 x 3.42)

Bedroom Four
11'1" x 10'7" (3.40 x 3.24)

Bathroom

Bedroom Five
16'7" x 10'11" (5.08 x 3.34)

Landing

Gym
26'5" x 19'8" (8.07 x 6.00)

Snug Area
19'8" x 13'10" (6.00 x 4.24)

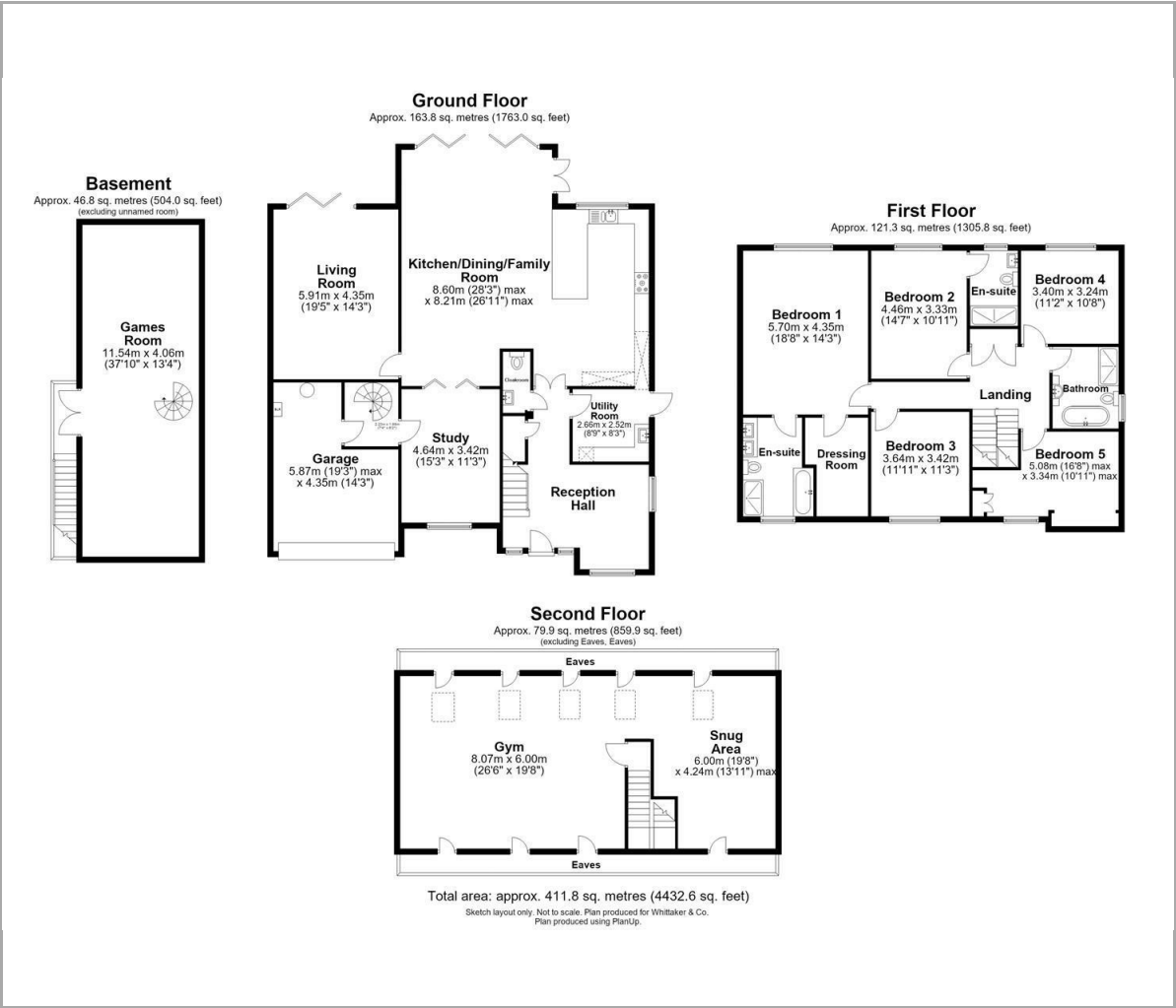
Games Room
37'10" x 13'3" (11.54 x 4.06)

Garage
19'3" x 14'3" (5.87 x 4.35)



- Detached five bedroom home
- Prime central location
- Six reception rooms
- Circa 4,432 sq ft
- 80ft private rear garden
- Carriage driveway & Garage
- Walking distance to town centre & station
- Well placed for outstanding schooling
- Council Tax Band G

Floor Plan

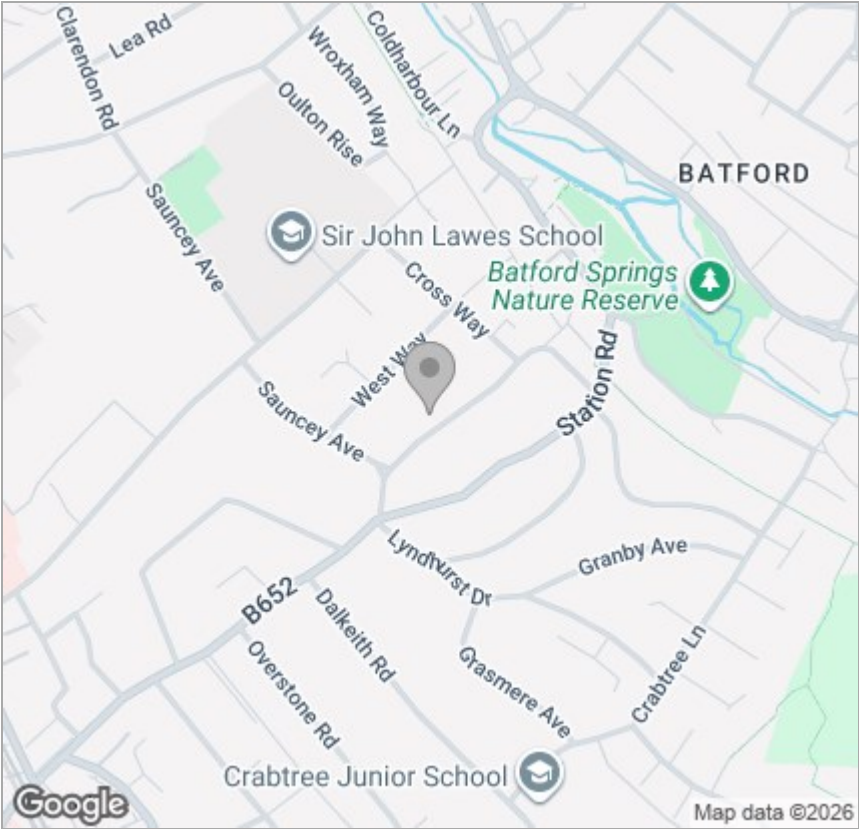


Viewing

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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Area Map



Energy Efficiency Graph

