Whittaker & Co

THE PROPERTY PEOPLE

St. Johns Road

Harpenden, AL5 1DJ

Detached 4 bedroom, character family home in a prime location overlooking East Common with scope for garage conversion and extension (STPP). Garden with easterly aspect, private driveway and garage. Moments from the amenities of Southdown and well placed for excellent schooling. Short distance to Harpenden town centre and station.

Guide price £1,100,000

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- Detached family home over 1500 sq ft
- Easterly aspect garden
- Well placed for excellent schooling
- Views over the Common
- Garage and private driveway
- Close to amenities of Southdown
- Opportunity for garage conversion and extension (STPP)
- Short distance to Harpenden town centre and station
- Council Tax band G

Entrance

Sitting Room
14'5" x 12'11" (4.40 x 3.94)

Dinning Room
12'5" x 11'10" (3.8 x 3.63)

Garden Room
7'8" x 7'4" (2.36 x 2.25)

Kitchen/Breakfast Room
17'8" x 8'11" (5.41 x 2.72)

Utility Room
8'11" x 7'2" (2.73 x 2.20)

Cloakroom

Garage
15'8" x 9'10" (4.78 x 3.0)

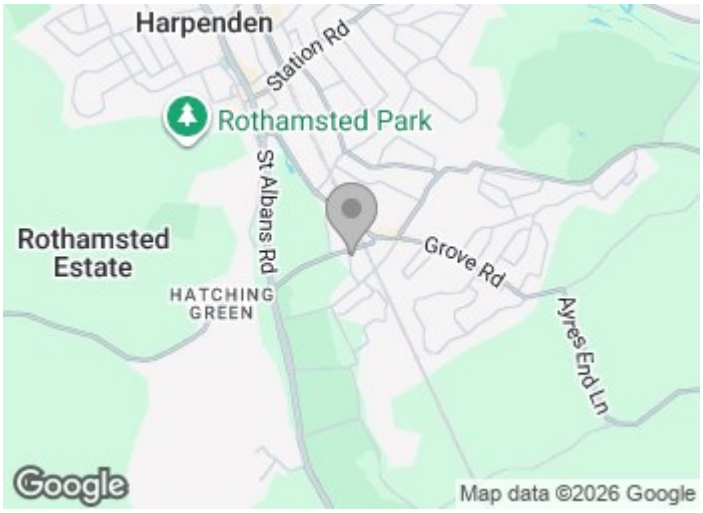
Bedroom One
14'6" x 12'1" (4.42 x 3.70)

Bedroom Two
12'6" x 11'3" (3.82 x 3.45)

Bedroom Three
12'4" x 9'9" (3.78 x 2.98)

Bedroom Four
7'7" x 6'10" (2.32 x 2.1)

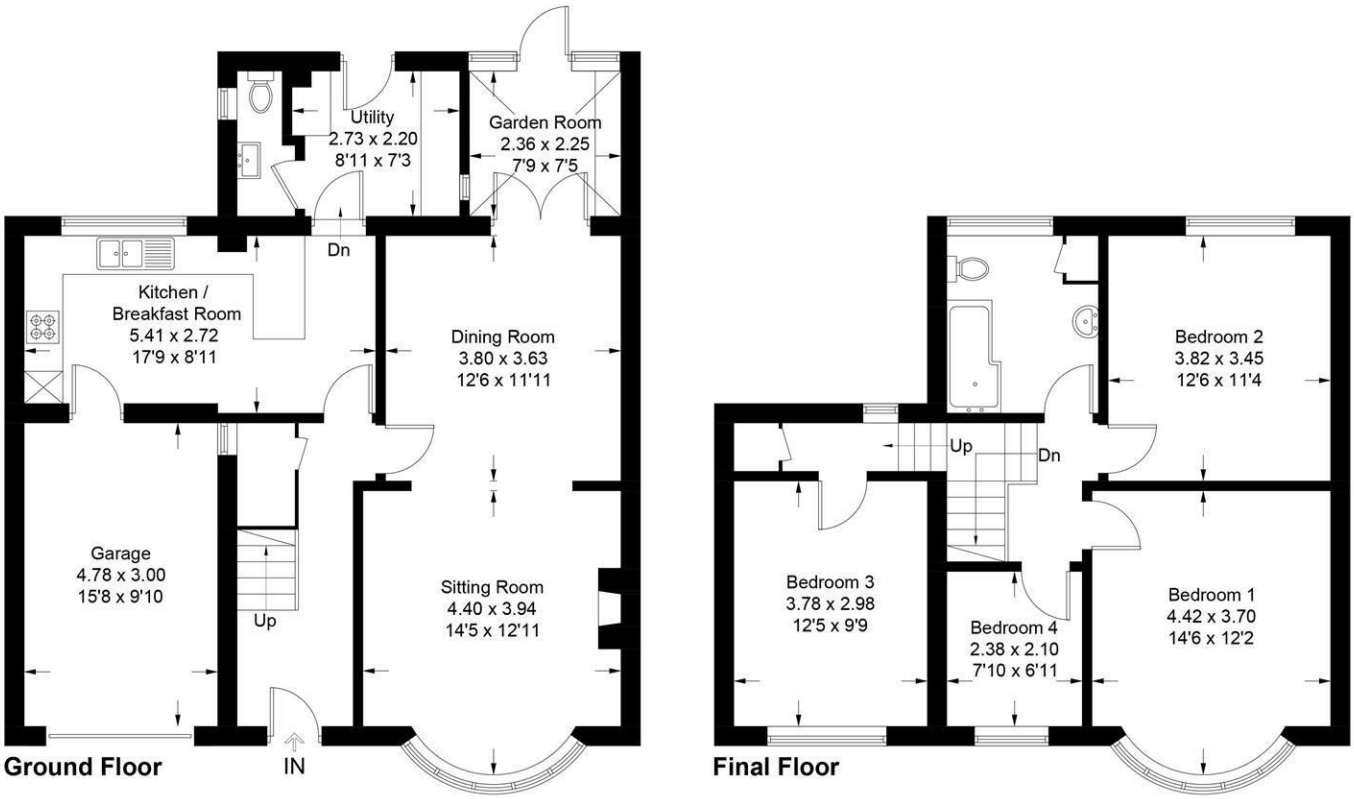
Bathroom



Floor Plan

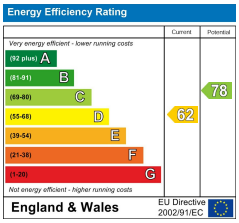
St. Johns Road

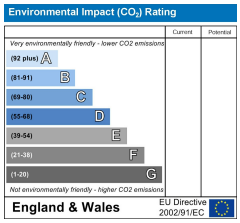
Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 147.0 sq m / 1582 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1218302)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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