Whittaker & Co

THE PROPERTY PEOPLE

16 Longcroft Avenue

Harpenden, AL5 2QZ

Handsome, newly built five bedroom detached home of circa 4,335 sq ft occupying a 0.31 acre plot in the much sought-after Avenues. Arranged over three floors, this fine home boasts Five reception rooms, a Principal suite with dressing room and en-suite. Spacious Kitchen/Dining/Family room opening onto the superb 90 ft rear garden, garage and private driveway. Within walking distance of the town centre and station and ideally located for excellent schooling.

Guide price £4,250,000

16 Longcroft Avenue

Harpenden, AL5 2QZ

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- Detached newly built five bedroom house
- Arranged over three floors
- Well placed for excellent schooling
- 10-Year New Build Structural Warranty
- 0.31 acre plot
- Circa 4,335 sq ft
- Within walking distance to town centre & station
- Prime central location
- 90 ft private rear garden
- Council Tax Band H

Entrance Hall

Dining Room
13'9" x 13'1" (4.21 x 4)

Utility Room

Cloakroom

Kitchen/Dining/Family Room
33'10" x 16'5" (10.33 x 5.01)

Sitting Room
24'5" x 14'2" (7.46 x 4.34)

Drawing Room
21'6" x 14'2" (6.56 x 4.33)

Landing

Principal Bedroom
14'3" x 13'6" (4.35 x 4.13)

Dressing Room
10'7" x 9'5" (3.25 x 2.88)

En-suite with shower and bath

Bedroom Two
14'2" x 11'5" (4.34 x 3.49)

Dressing Room
10'7" x 5'6" (3.25 x 1.70)

En-suite with shower

Bedroom Three
13'3" x 11'3" (4.06 x 3.44)

En-suite with shower and bath

Dressing Room
11'10" x 5'10" (3.63 x 1.80)

Bedroom Four
13'2" x 10'2" (4.02 x 3.11)

Dressing Room
9'9" x 5'2" (2.99 x 1.58)

En-suite with shower

Landing

Bedroom Five
21'2" x 13'2" (6.47 x 4.03)

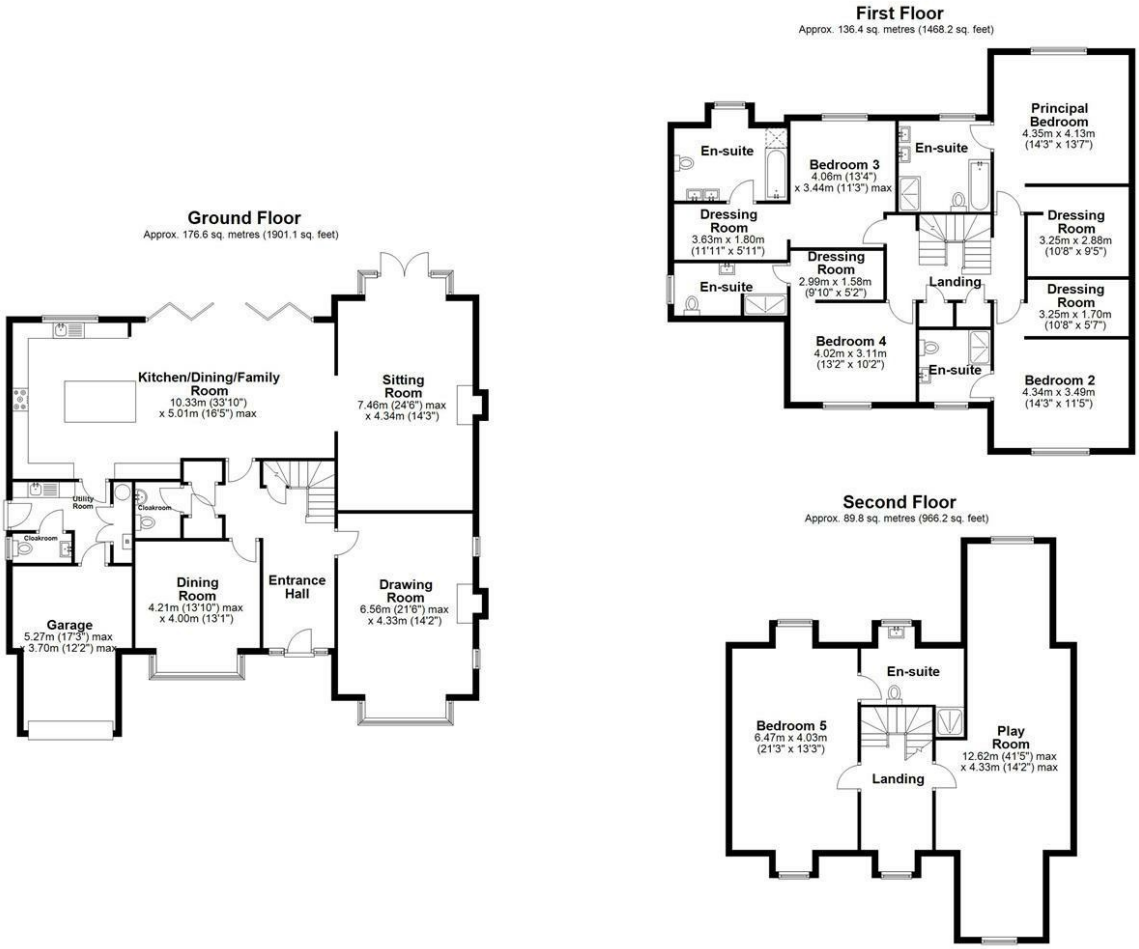
En-suite with shower

Play Room
41'4" x 14'2" (12.62 x 4.33)

Garage
17'3" x 10'0" (5.27 x 3.07)

Directions

Floor Plan



Total area: approx. 402.8 sq. metres (4335.6 sq. feet)

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

Plan produced using PlanUp.

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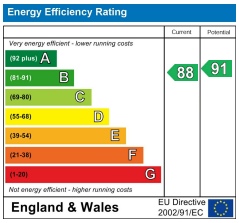

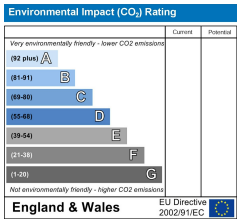

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