



West Way

Harpenden, AL5 4RD

A brand-new luxury four bedroom semi-detached home of circa 1,298 sq ft, built by a well-regarded local developer and finished to a high specification. Open-plan kitchen/dining room, opening onto a private south-east-facing garden. West Way is ideally located for excellent schooling and is within a short walk of the town centre and station. Further benefits include 10 Year build zone warranty, solar PV panels, private driveway and garage. ****CHAIN FREE****

Guide price £995,000

West Way

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- Brand new four bedroom home
- Private south-east-facing garden
- 10 year build zone warranty
- Underfloor heating throughout the ground floor
- Built to a high specification
- Within a short walk of the town centre & station
- Solar PV Panels
- Principal bedroom with en-suite
- Ideally located for excellent schooling
- Private driveway & garage

Entrance Hall

Living Room

14'0" x 9'11" (4.27m x 3.03m)

Kitchen/Dining Room

16'9" x 16'0" (5.11m x 4.90m)

Utility Room

6'11" x 5'6" (2.13m x 1.70m)

Cloakroom

Garage

19'1" x 9'9" (5.83m x 2.98m)

Bedroom One

15'11" x 9'11" (4.87m x 3.03m)

En-suite

Bedroom Two

12'8" x 7'0" (3.88m x 2.15m)

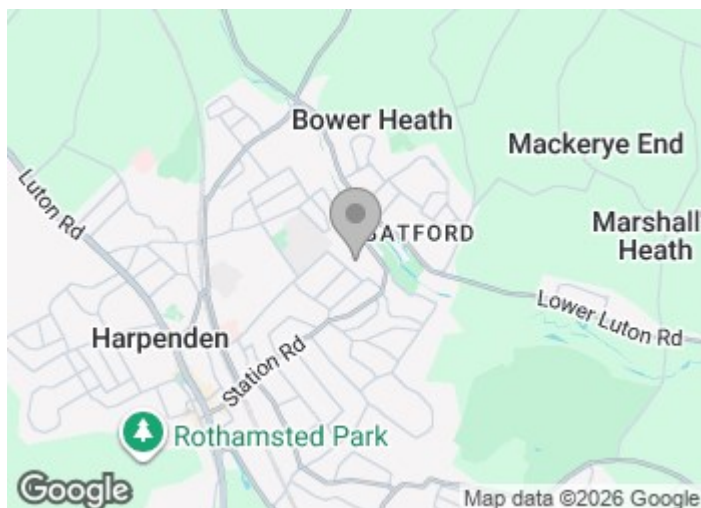
Bedroom Three

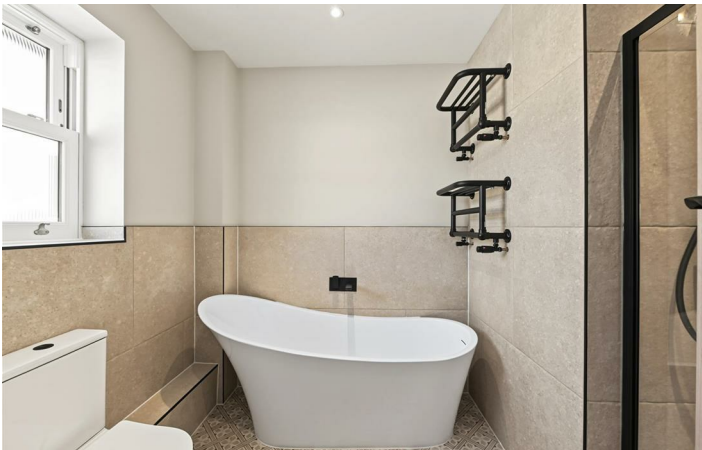
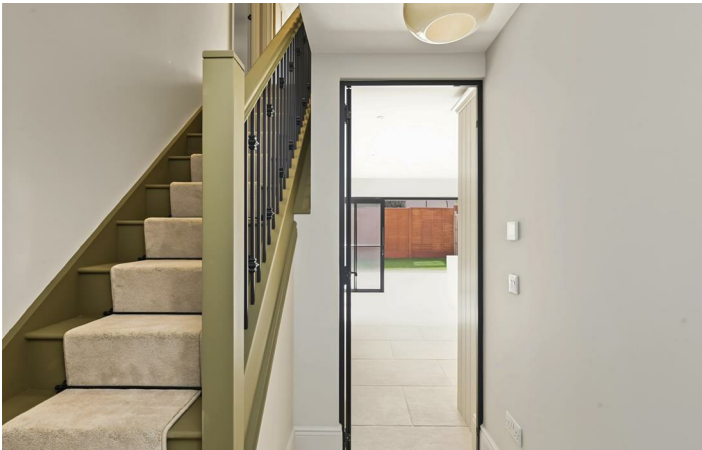
9'6" x 9'4" (2.91m x 2.87m)

Bedroom Four

9'4" x 7'0" (2.87m x 2.15m)

Bathroom

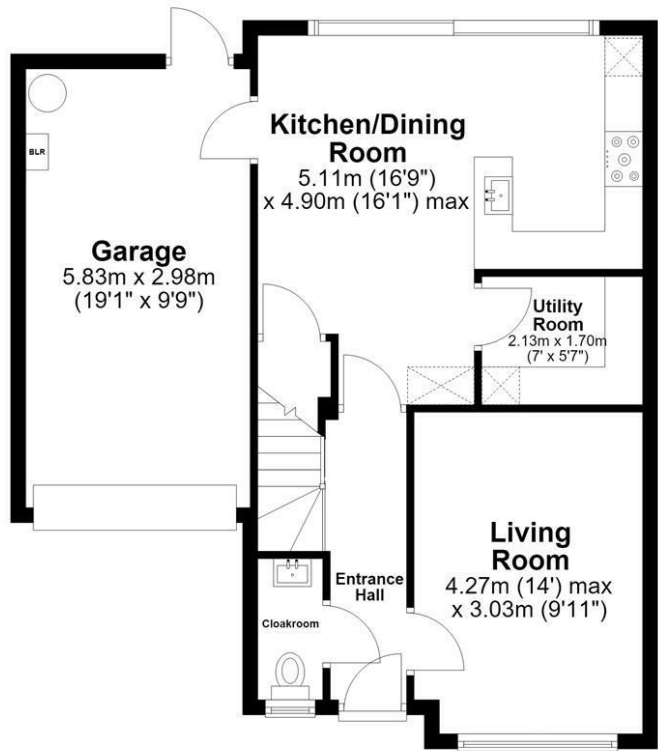




Floor Plan

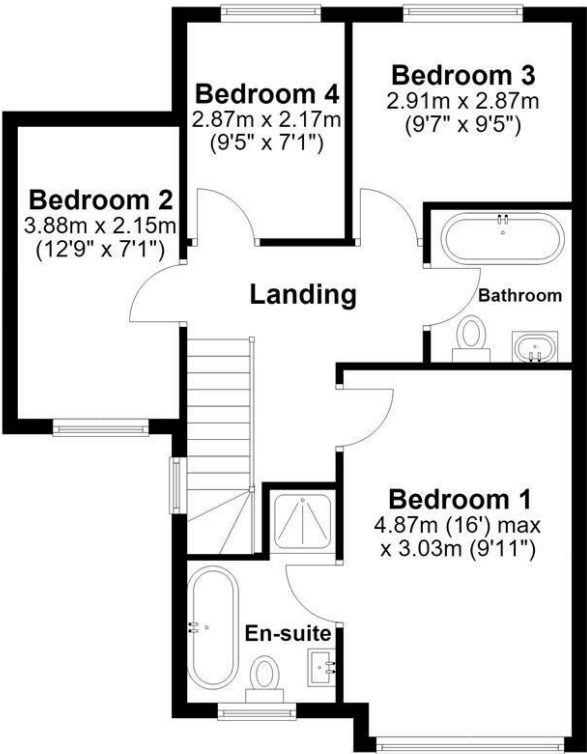
Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)

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

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		