

Townsend Lane

Harpenden, AL5 2RQ

Beautifully presented, four bedroom detached home of circa 2,534 sq ft, situated on a 0.25-acre plot in a prime location on the fringes of the Avenues. Principal suite with dressing room and en-suite, five reception rooms offering open-plan living with direct access to a generous, private rear garden. Driveway, double garage and private courtyard garden to the front. Fully boarded loft with two Velux windows with scope for potential further development (STPP). A short walk to the town centre and station and ideally located for excellent schooling.

Guide price £2,250,000

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- Detached four bedroom house
- Prime location avenue fringes
- Driveway, double garage & private courtyard
- Five reception rooms
- 0.25 acre plot
- Ideally located for excellent schooling
- Circa 2,534 sq ft
- Short walk to town centre & station
- Council tax band G

Entrance Hall

Shower Room

Utility Cupboard

Living Room

16'4" x 11'6" (4.99 x 3.52)

Family Room

21'10" x 11'8" (6.67 x 3.57)

Kitchen/Dining Room

25'3" x 14'9" (7.70 x 4.52)

Study

11'7" x 9'3" (3.54 x 2.84)

Utility Room

Play Room/ Bedroom Five

11'1" x 10'7" (3.40 x 3.25)

Landing

Bathroom

Bedroom One

18'2" x 12'2" (5.54 x 3.72)

Dressing Room

10'8" x 7'9" (3.26 x 2.38)

En-suite with bath and shower

Bedroom Two

14'0" x 13'4" (4.28 x 4.07)

En-suite with shower

Bedroom Three

15'2" x 9'0" (4.63 x 2.76)

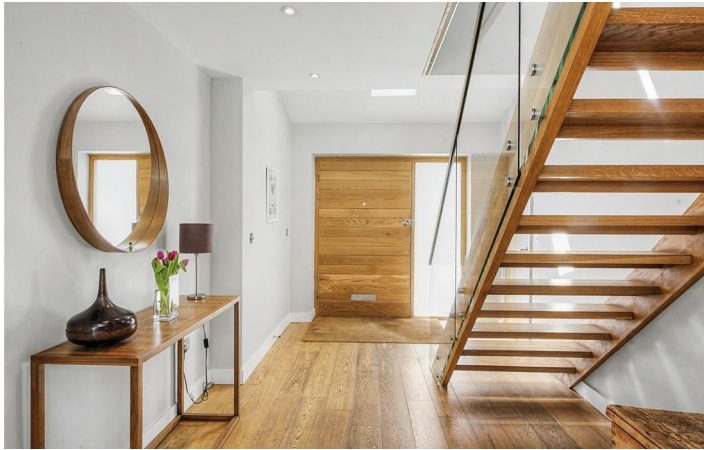
Bedroom Four

15'2" x 11'5" (4.63 x 3.49)

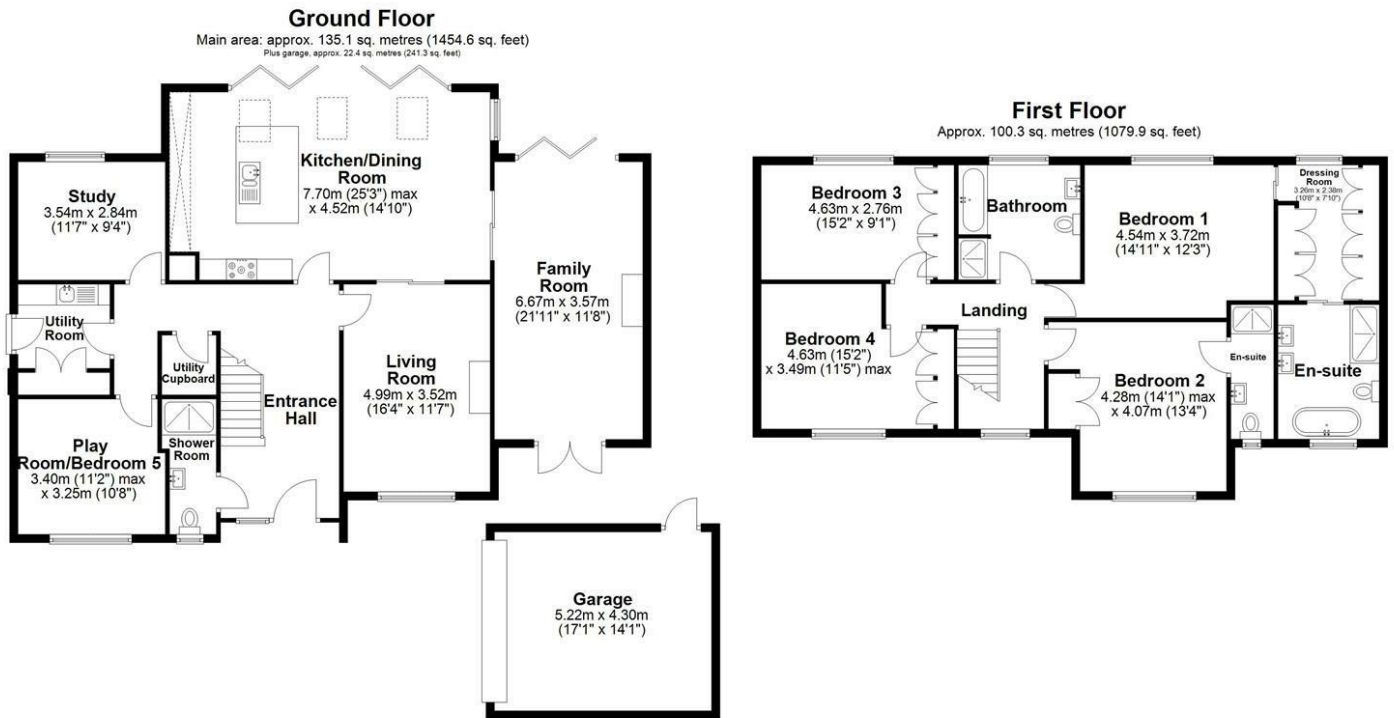
Garage

17'1" x 14'1" (5.22 x 4.30)





Floor Plan



Main area: Approx. 235.5 sq. metres (2534.4 sq. feet)
Plus garage, approx. 22.4 sq. metres (241.3 sq. feet)

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

Plan produced using PlanUp.

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