



11 Dale Avenue

Gustard Wood, AL4 8LR

Occupying a well-regarded residential road in Gustard Wood, just 3.9 miles by road from Harpenden town centre, this spacious home offers approximately 2,042 sq ft of accommodation (including the garage) and is a desirable home in its own right. There is also scope for further extension and remodelling (subject to planning consent). The large rear garden extends to approximately 121 feet in length.

Guide price £1,250,000

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- Detached residence in highly regarded location
- 4 bedrooms, family bathroom and shower room (ground floor)
- Beautiful countryside walks, nearby friendly pub and Mid Herts Golf Club
- Approximately 2042 square feet (including garage)
- Extensive rear garden measuring approximately 121 feet in depth
- Harpenden station (3.9 miles), Wheathampstead High Street (1.9 miles)
- 3 reception rooms and separate home office
- Large garage and further off street parking on the drive

GROUND FLOOR

Entrance Hall

Cloak/Shower Room

Living Room
19'7 x 17'1 (5.97m x 5.21m)

Dining Room
12' x 9'3 (3.66m x 2.82m)

Play Room
12' x 6'11 (3.66m x 2.11m)

Home Office
12'3 x 7'9 (3.73m x 2.36m)

Kitchen
15'6 x 11'11 (4.72m x 3.63m)

Utility Room
7'5 x 6'3 (2.26m x 1.91m)

Boot Room
7' x 6'3 (2.13m x 1.91m)

FIRST FLOOR

Landing

Bedroom One
12'5 x 9'11 (3.78m x 3.02m)

Bedroom Two
11'6 x 9'3 (3.51m x 2.82m)

Bedroom Three
9'3 x 7'9 (2.82m x 2.36m)

Bedroom Four
11'10 x 6' (3.61m x 1.83m)

Family Bathroom

EXTERNALLY

Garage
20'7 x 13'8 (6.27m x 4.17m)

Driveway

Front Garden

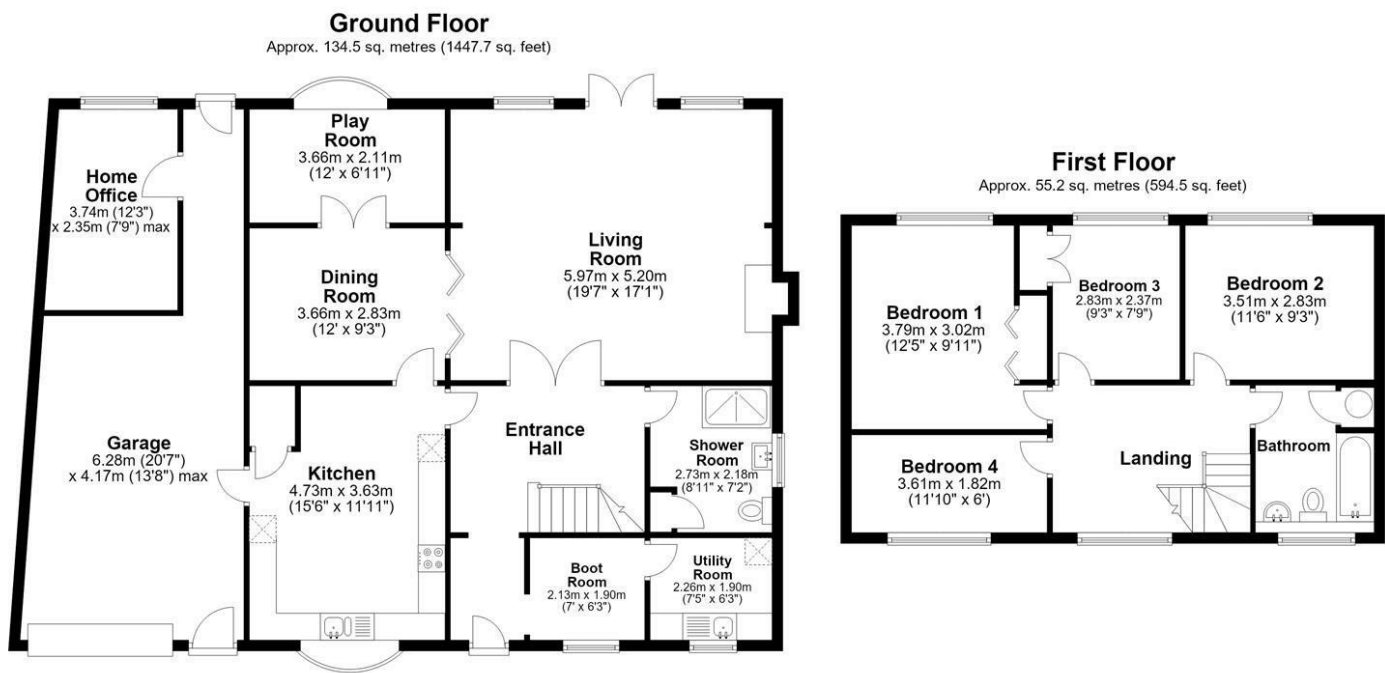
Rear Garden



Directions



Floor Plan



Total area: approx. 189.7 sq. metres (2042.2 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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