



Manland Avenue

Harpenden, AL5 4RQ

Fabulous, semi-detached four bedroom family home arranged over three floors on this sought after road in a prime central location. Extended and refurbished to an exacting standard by our clients to include a super, open-plan Kitchen/Dining/Living room opening onto the southwest-facing garden of over 100 ft and off-street parking for two cars. Walking distance to the town centre and station and ideally located for outstanding schooling.

Guide price £1,100,000

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- Four bedroom family home
- Prime central location
- Extended and refurbished by our clients
- Super open-plan Kitchen/Dining Living room
- Off-street parking for two cars
- Arranged over three floors
- Ideally located for outstanding schooling
- Walking distance to town centre & station
- Council Tax Band F

Entrance

Cloakroom

Family Room

10'0" x 7'11" (3.07 x 2.43)

Study

10'1" x 8'1" (3.09 x 2.47)

Utility Room

Kitchen/Dining/ Living Room

25'5" x 17'10" (7.76 x 5.44)

Landing

Bedroom One

16'10" x 12'3" (5.14 x 3.74)

En-suite with shower

Bedroom Two

11'5" x 9'1" (3.49 x 2.77)

Bedroom Three

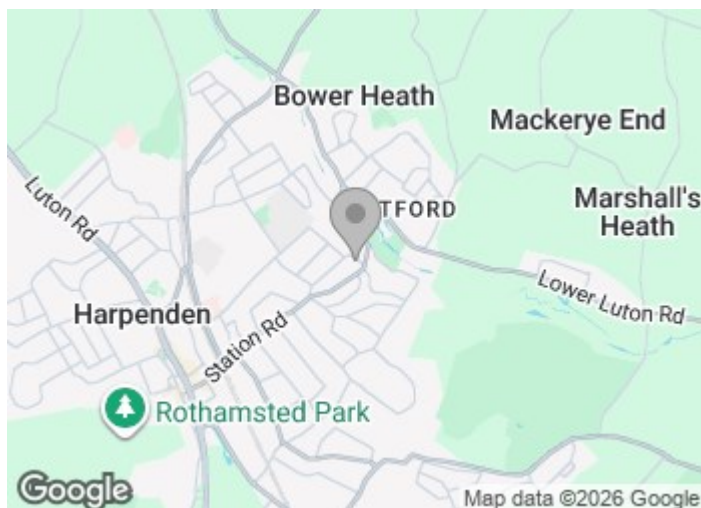
10'0" x 8'0" (3.05 x 2.45)

Bathroom

Bedroom Four

10'5" x 9'4" (3.19 x 2.87)

En-suite with shower





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Approximate Gross Internal Area = 154.8 sq m / 1666 sq ft
Reduced Headroom = 5.7 sq m / 61 sq ft
Total = 160.5 sq m / 1727 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. (ID1278323)

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