



20 The Uplands

Harpenden, AL5 2PQ

Fabulous opportunity to acquire this 7 bedroom home in good order, arranged over three floors, built by local company, Gable Construction. Huge amount of living and entertaining space with well proportioned rooms, a fabulous 140ft garden and a double garage. The Uplands is a peaceful spot, in the popular West Common area, a short distance to Harpenden town centre and station.

Guide price £3,500,000

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- Super house of over 5000 sq ft
- Open plan Kitchen/Breakfast/Family Room
- Garden in excess of 140 ft
- Arranged over three floors with 7 bedrooms
- Plenty of off-street parking
- Popular West Common area
- Built by Gable Construction
- Double Garage

Reception Hall

Study

13'10" x 12'5" (4.22m x 3.79m)

Cloakroom

Living Room

28'2" x 19'5" (8.61m x 5.94m)

Family Room

18'5" x 15'10" (5.62m x 4.85)

Kitchen/Breakfast Room

18'0" x 17'8" (5.50m x 5.41m)

Utility Room

16'7" max x 13'3" (5.08m max x 4.06m)

Plant Room

7'9" x 5'6" (2.38m x 1.70m)

Cloakroom

Dining Room

19'2" x 15'10" (5.85m x 4.85m)

Bedroom One

16'11" x 14'10" (5.18m x 4.53m)

En-suite Bath and Shower Room

Dressing Area

Bedroom Two

14'5" x 13'3" (4.41m x 4.04m)

Dressing Room

En-suite Bath and Shower Room

Bedroom Three

18'6" x 12'0" max (5.66m x 3.66m max)

Bedroom Four

12'5" x 11'0" (3.79m x 3.37m)

Bedroom Five

13'7" max x 10'4" (4.15m max x 3.15m)

Bathroom

Bedroom Six

21'4" x 15'3" (6.52m x 4.66m)

Bedroom Seven

15'3" x 13'1" (4.66m x 4.01)

Shower Room

Integral Garage

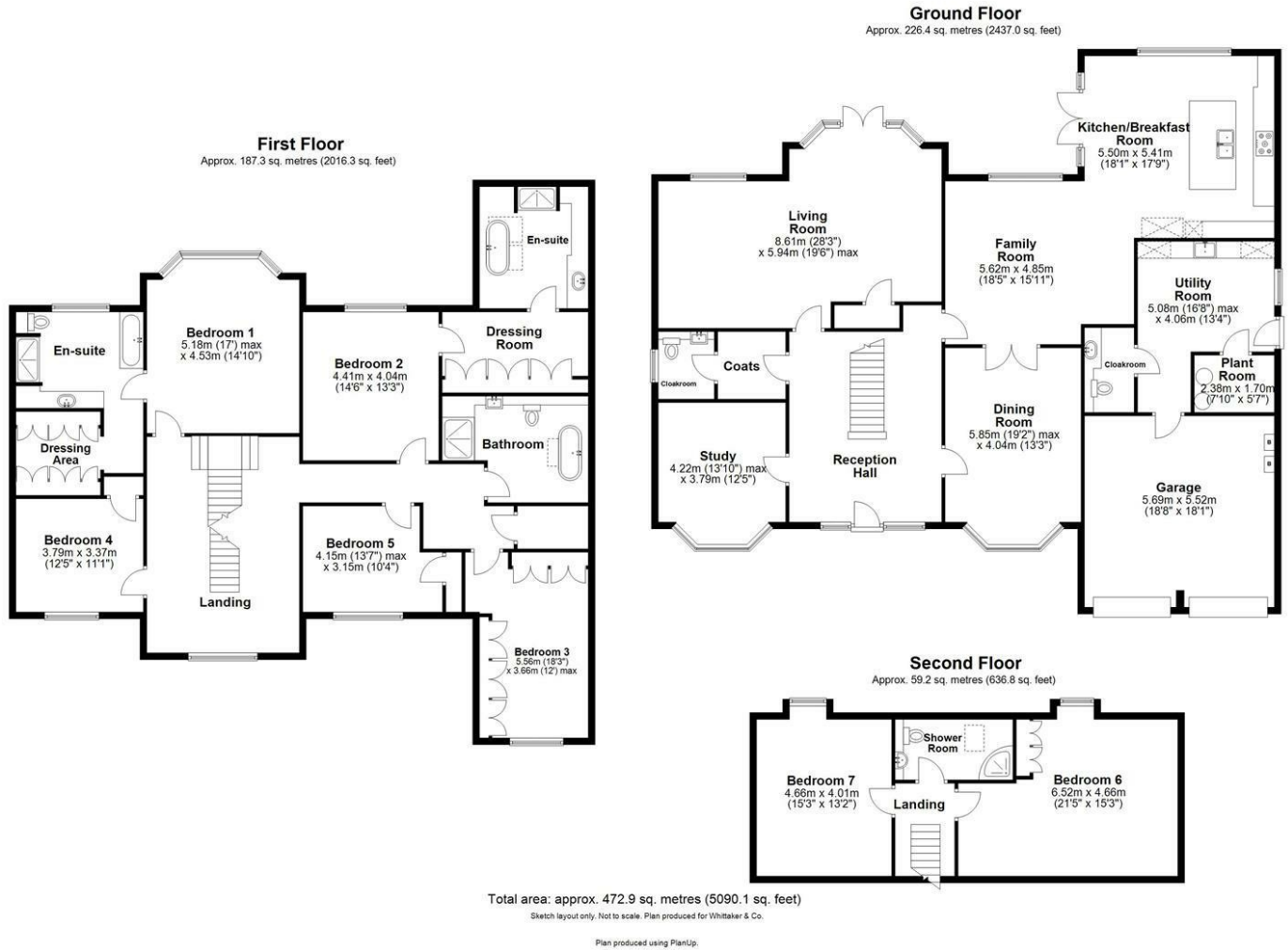
18'8" x 18'1" (5.69m x 5.52m)



[Directions](#)



Floor Plan



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 firm's 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	Target	Score	Current	Target	Score
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions				
(92-101) A	(92 plus) A		(81-91) A		
(81-91) B			(71-80) B		
(69-80) C		77	(61-70) C		
(55-68) D		78	(51-60) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	