

## Wheatfield Road

Harpenden, AL5 2NY

\*\*\*\*A RE-DEVELOPMENT OR REFURBISHMENT OPPORTUNITY IDEAL FOR AN OWNER OCCUPIER\*\*\*\*

The current house occupies a plot of over one-third of an acre with planning in place for a fabulous five-bedroom detached family home. Planning Reference: 5/2025/1286. Situated in a prime West Common location, a short drive to Harpenden town centre and station and well placed for excellent schooling. **\*\*CHAIN FREE\*\***

Please note - Details show current floor plan and CGI of proposed dwelling.

**Guide price £1,650,000**

# Wheatfield Road

Harpenden, AL5 2NY



- **\*\*CHAIN FREE\*\***
- Plot of over 0.3 acres
- Well placed for excellent schooling
- Main photo above is for illustrative purposes only
- Planning Reference: 5/2025/1286
- Short drive to Harpenden town centre & station
- Planning approved for fabulous detached home
- Peaceful prime West Common location
- Council Tax Band G

Entrance Hall

Eaves Storage

Kitchen/Breakfast Room

Double Garage

Lounge

Living Room

Storage/Utility Room

Living Room

W/C

Bedroom One

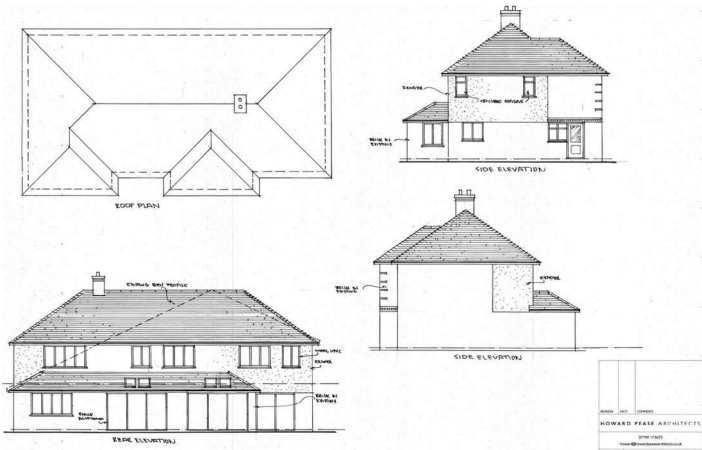
Bedroom Two

Bedroom Three

Bedroom Four

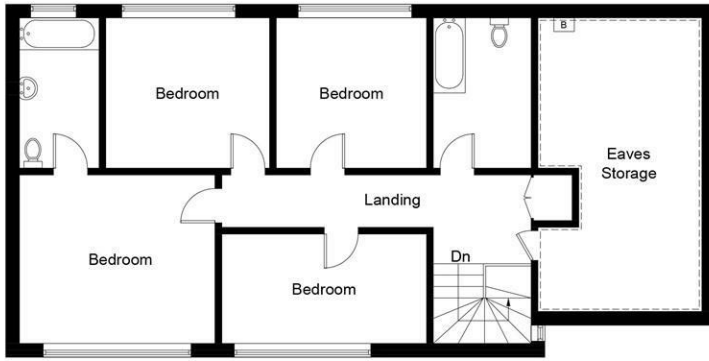
Bathroom





## Wheatfield Road - Current Layout

Approximate Gross Internal Area = 248.9 sq m / 2680 sq ft

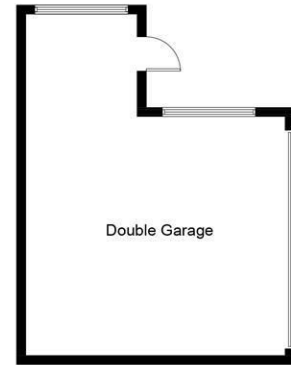


First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID1265315)

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