



## Shepherds Way

Harpenden, AL5 3HF

A well proportioned family home of circa 1700 sq ft situated on a corner plot. This property is a rare opportunity to design and build your home from the ground up and offers endless scope for extension and redevelopment STPP. Shepherds Way is a peaceful location in the popular Wood End area which is well placed for schooling, close to Kinsbourne Green Common and open countryside plus within easy reach of Harpenden.

**Guide price £995,000**

# Shepherds Way

Harpenden, AL5 3HF



- Good Family home of circa 1,700 sq ft
- Large corner plot
- Double Garage with parking for 3 cars
- Good size living spaces
- Scope for extension and redevelopment STPP
- Well placed for schooling
- Close to countryside and easy access to the town centre
- Council Tax Band F
- \*\*Chain Free\*\*

## Entrance Hall

## Study

16'0" x 7'10" (4.90m x 2.39m)

## Cloakroom

## Kitchen/Breakfast Room

22'0" x 6'6", (6.73m x 2,)

## Dining Room

11'8" x 11'4" (3.57m x 3.47m)

## Living Room

24'3" x 12'8" (7.41m x 3.87m)

## Bedroom One

18'6" x 10'11" (5.65m x 3.34m)

## Dressing Area

## En-Suite Shower

## Bedroom Two

11'8" x 11'4" (3.57m x 3.46m)

## Bedroom Three

12'0" x 7'1" (3.68m x 2.18m)

## Bedroom Four

15'0" x 7'8" (4.58m x 2.34m)

## Bathroom

## Double Garage

18'10" x 16'11" (5.76m x 5.16m)





