



## Haslingden Close

Harpenden, AL5 3EW

Located in a peaceful cul-de-sac, this fantastic family home of circa 1,725 sq ft has well proportioned rooms. Planning has already been approved for a generous two storey extension. Planning Ref: 5/2025/0879. The beautiful south west facing garden is 80ft long. Additional benefit of a garage and off-street parking. Ideally placed for schooling and within walking distance of the town centre and station. \*CHAIN FREE\*

**Guide price £1,050,000**



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- Circa 1,725 sq ft
- Planning approved Ref: 5/2025/0879
- Well proportioned rooms
- Garden 80ft south west facing
- Garage & off-street parking
- Ideally placed for schooling
- Peaceful location
- \*CHAIN FREE\*
- Council Tax Band G

## Entrance Hall

## Kitchen/Breakfast Room

11'8" x 10'3" (3.58m x 3.14m)

## Utility Room

11'2" x 8'1" (3.42m x 2.47m)

## Dining Room

9'7" x 12'11" (2.94m x 3.95m)

## Living Room

18'11" x 11'10" (5.77m x 3.63m)

## Cloakroom

## Study

8'9" x 8'5" (2.67m x 2.57m)

## Bedroom One

11'11" x 11'7" (3.65m x 3.54m)

## Bedroom Two

12'9" x 9'7" (3.89m x 2.93m)

## Bedroom Three

11'2" x 10'1" (3.42m x 3.08m)

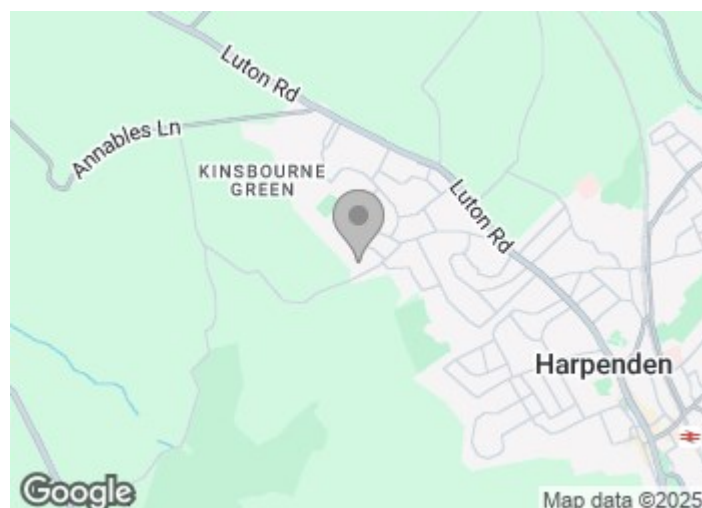
## Bedroom Four

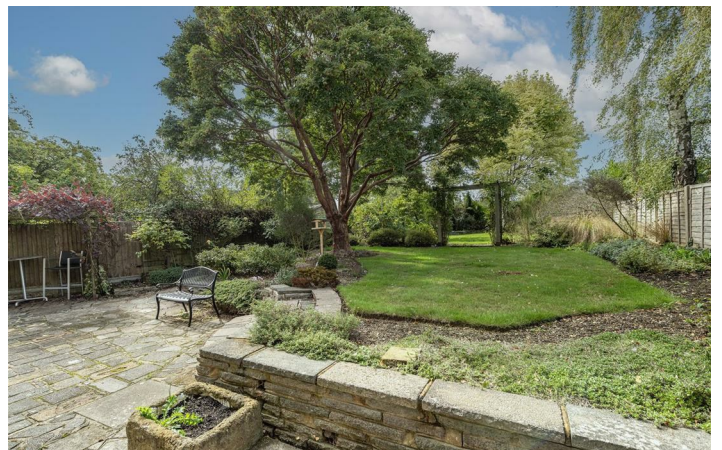
9'10" x 8'11" (3.01m x 2.73m)

## Shower Room

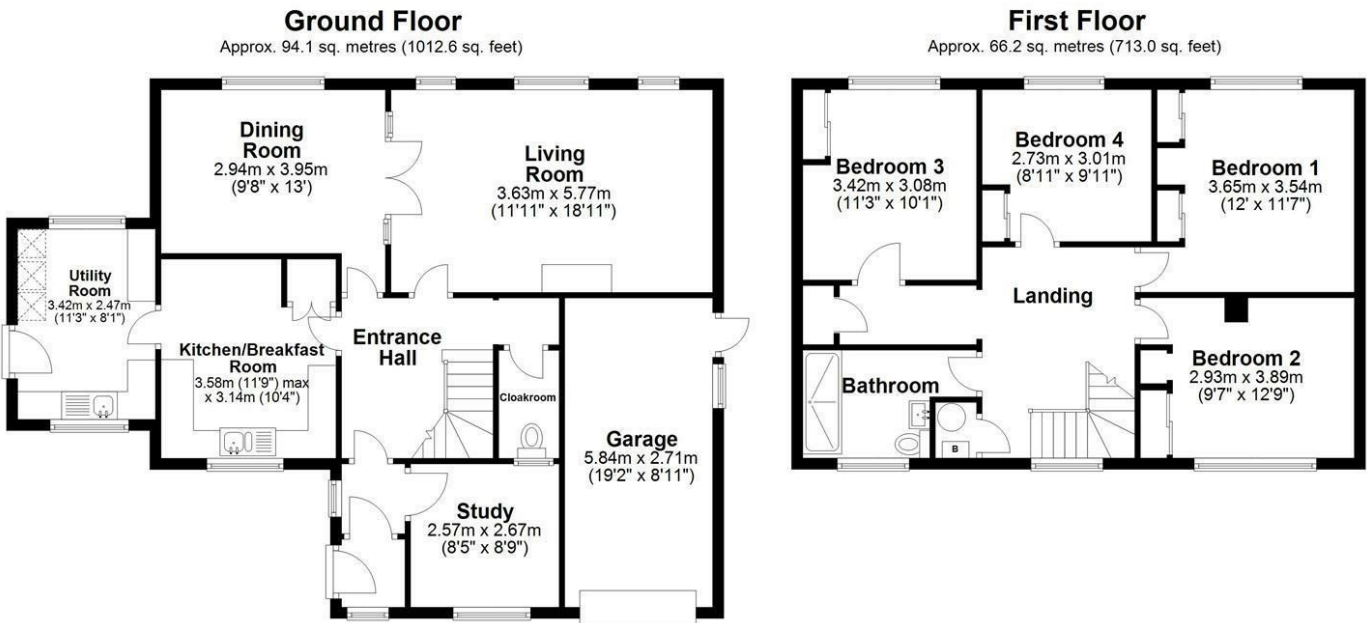
## Garage

19'1" x 8'10" (5.84m x 2.71m)





Floor Plan



Total area: approx. 160.3 sq. metres (1725.6 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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