



Holly Lane Harpenden, AL5 5DY

Superb semi-rural property of circa 2,500 sq ft arranged over two floors and extended by our clients to a high standard throughout. The property has spacious and versatile accommodation with lovely private gardens set in one acre. Close to beautiful countryside but within easy access to Harpenden town centre and station.

Guide price £1,600,000

Holly Lane

Harpden, AL5 5DY



- Semi-rural property circa 2,500 sq ft
- Extended to a high specification by our clients
- Principal bedroom with dressing room and en-suite
- Versatile ground floor accommodation
- Double garage and ample parking
- Plot of one acre
- Close to open countryside
- Short drive to Harpenden Town Centre and station
- Council Tax Band H

Entrance Hall

Cloakroom

Kitchen/Dining Room

30'10" x 14'7" (9.40m x 4.45m)

Family Room

11'2" x 14'9" (3.41m x 4.51m)

Utility Room

4'11" x 14'9" (1.52m x 4.50m)

Living Room

14'0" x 17'10" (4.29m x 5.46m)

Bedroom Two

13'8" x 12'2" (4.17m x 3.72m)

En-suite Shower

Bedroom Three

10'3" x 12'2" (3.13m x 3.73m)

Bathroom

Study

5'1" x 10'0" (1.57m x 3.05m)

Bedroom One

16'6" x 24'2" (5.04m x 7.37m)

En-suite Shower

Dressing Room

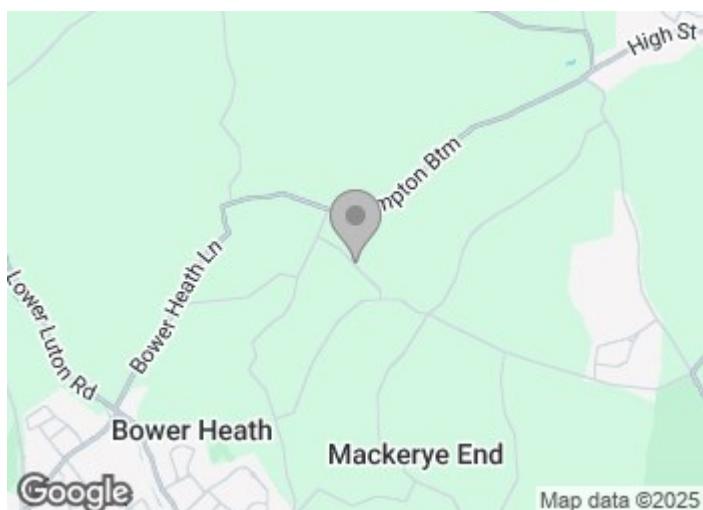
Bedroom Four

15'8" x 14'4" (4.78m x 4.39m)

En-suite Bathroom

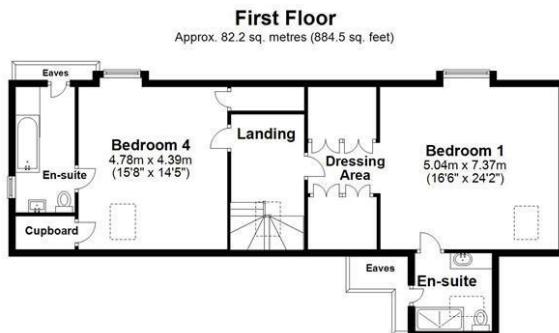
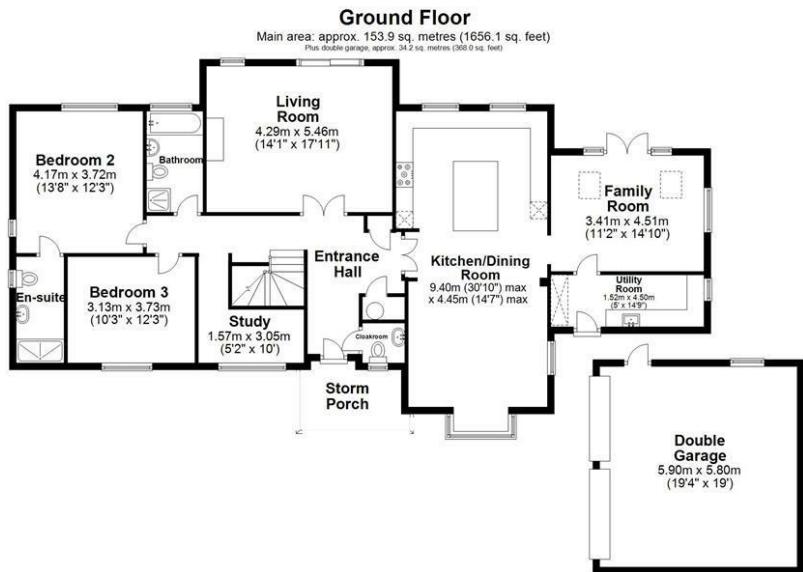
Double Garage

19'4" x 19'0" (5.90m x 5.80m)





Floor Plan



Main area: Approx. 236.0 sq. metres (2540.6 sq. feet)
Plus double garage, approx. 34.2 sq. metres (368.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		39	50
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			