



Morecambe View Morecambe View
Harpenden, AL5 2AU

Guide price £4,250,000



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An opportunity to acquire this impressive six bedroom detached home of circa 6,762 sq ft arranged over four floors built by local, highly regarded developers, Jarvis Homes, scheduled for completion early 2028. Principal bedroom with dressing room and en-suite, five reception rooms to include games room, gym & wine store. Super open plan kitchen/dining/family room opening out on to the south-facing private rear garden backing onto Hammonds End Golf Course. Located in the highly sought-after West Common area, within easy reach of the town centre and station.

Entrance Hall

Study
17'0" x 12'3" (5.19 x 3.75)

Utility Room

Kitchen/Dining/Family Room
46'2" x 18'10" (14.08 x 5.75)

Coats

W/C

Snug
17'0" x 12'3" (5.19 x 3.75)

Landing

Bedroom One
17'0" x 14'9" (5.19 x 4.50)

Dressing Room

En-suite

Bedroom Two
17'0" x 14'9" (5.19 x 4.50)

En-suite





Laundry Room
11'5" x 8'7" (3.48 x 2.64)

Bedroom Three

Bathroom

Bedroom Four
17'0" x 11'5" (5.19 x 3.50)

Indoor Balcony

Landing

Bedroom Five
13'7" x 12'4" (4.16 x 3.78)

En-suite

Dressing Room

Bedroom Six
13'7" x 12'4" (4.16 x 3.78)

En-suite

Dressing Room

Loft Store
12'7" x 9'3" (3.86 x 2.83)

Loft Store
12'7" x 8'7" (3.86 x 2.63)

Games Room
44'11" x 15'7" (13.70 x 4.76)

W/C Shower Room

Gym
18'7" x 16'4" (5.67 x 5.00)

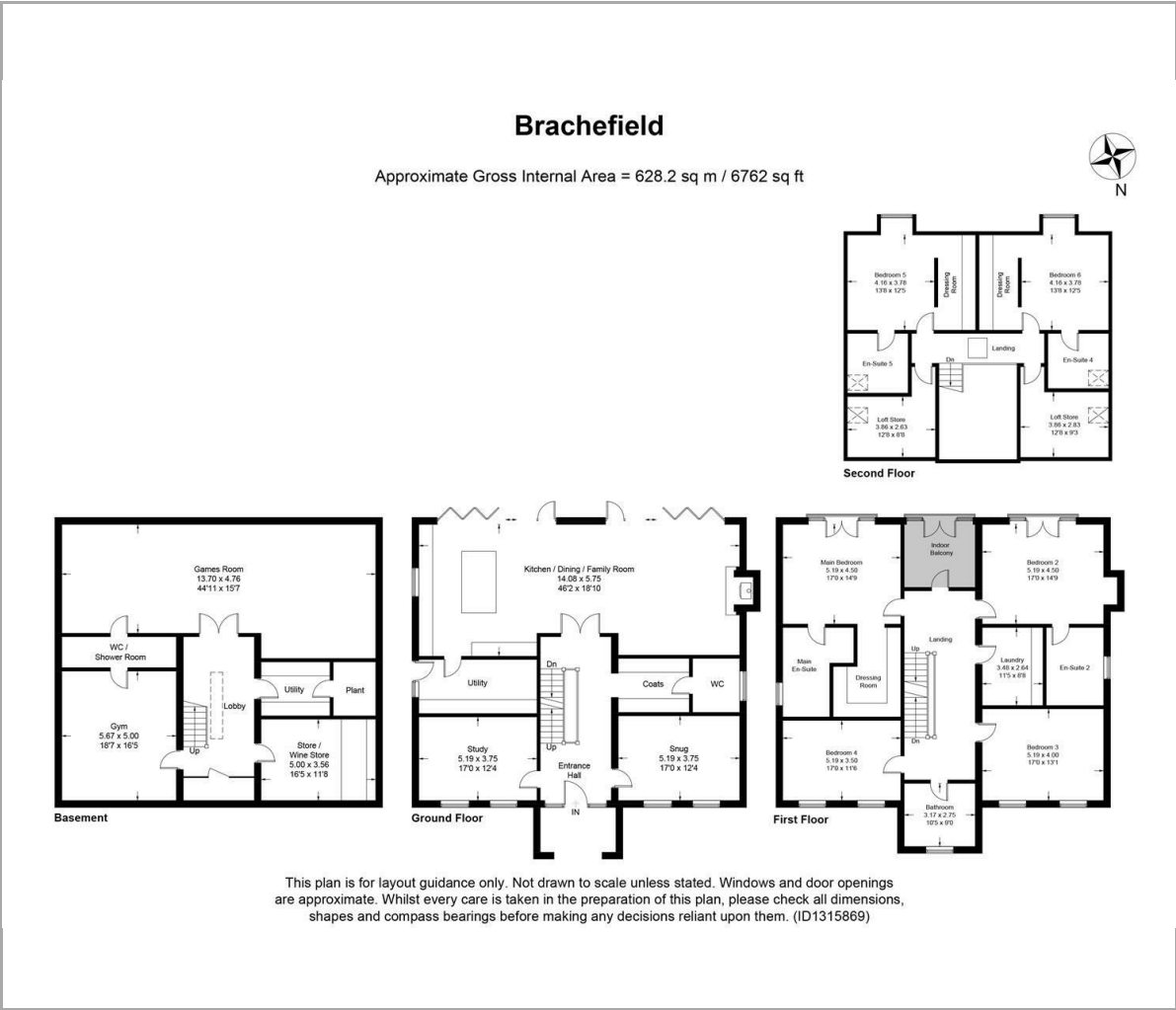
Utility Room

Plant Room

Store
16'4" x 11'8" (5.00 x 3.56)

Lobby

Floor Plan

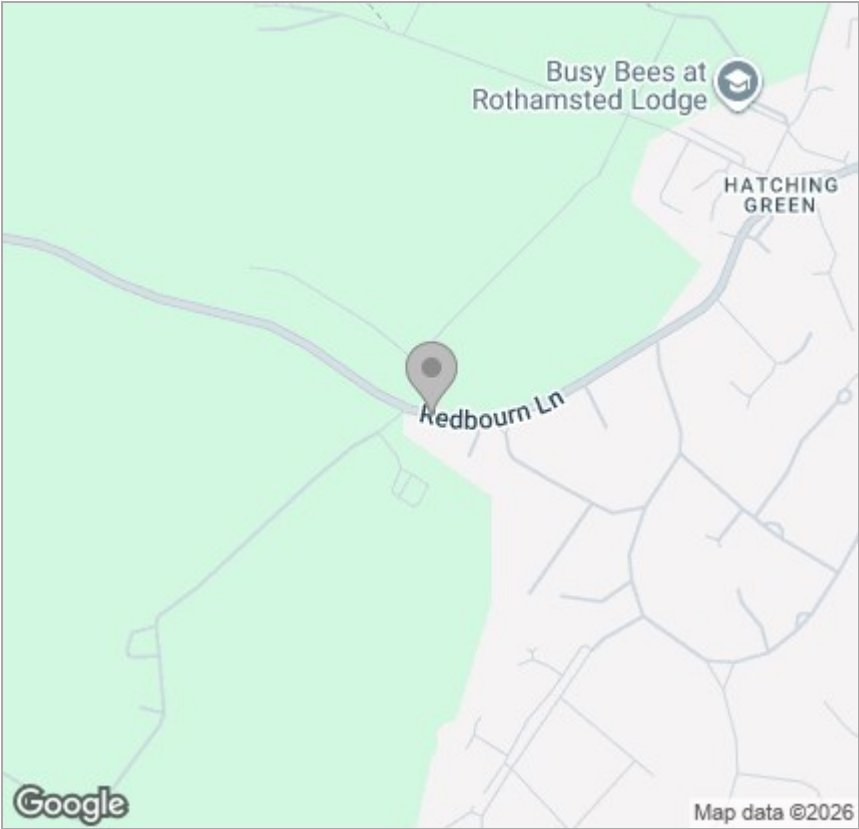


Viewing

Please contact our Whittaker & Co. Office on 01582 761500 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

