

## Barlings Road Harpenden, AL5 2AN

Beautifully designed, this exceptional detached four-bedroom home offers over 3,000 sq ft of accommodation on a generous 0.26-acre southeast facing plot, set within a peaceful cul-de-sac in the popular West Common area. Light-filled and thoughtfully arranged, it features a striking double-height dining area, galleried landing with glass balustrade and a super open-plan kitchen/dining space leading to a sunken family room. A wellness room with sauna, luxurious Principal suite with dressing area and en-suite, and potential for an additional bedroom and bathroom if required. Landscaped garden complete with a home office, outdoor kitchen and seating area, all within easy reach of open countryside, Harpenden town centre and mainline station.

**Guide price £2,250,000**

# Barlings Road

Harpenden, AL5 2AN



- Detached four-bedroom home
- 0.26 acre southeast facing plot
- Garage and private driveway
- In excess of 3,000 sq ft
- Light-filled interiors
- Short distance to Town centre & Station
- Beautiful architectural design
- Landscaped gardens with Home Office
- Council Tax Band G

## Entrance Hall

## Living Room

16'5" x 14'6" (5.02 x 4.43 )

## Utility Room

14'2" x 9'8" (4.32 x 2.95)

## Kitchen/Dining/Family Room

37'5" x 15'8" (11.41 x 4.80)

## Cloakroom

## Play Room

16'6" x 10'2" (5.03 x 3.11)

## Study

11'0" x 7'8" (3.36 x 2.36)

## Wellness Room

14'7" x 8'5" (4.46 x 2.59)

## Sauna

## Landing

## Bedroom One

14'0" x 12'5" (4.28 x 3.79)

## Dressing Area

## En-suite with shower

## Bedroom Two

17'2" x 10'0" (5.24 x 3.06)

## En-suite with shower

## Bedroom Three

12'8" x 12'4" (3.88 x 3.78)

## Bedroom Four

15'0" x 11'0" (4.58 x 3.36)

## Bathroom

## Garage

15'11" x 8'7" (4.86 x 2.62)

## Home Office

21'8" x 14'6" (6.62 x 4.42)

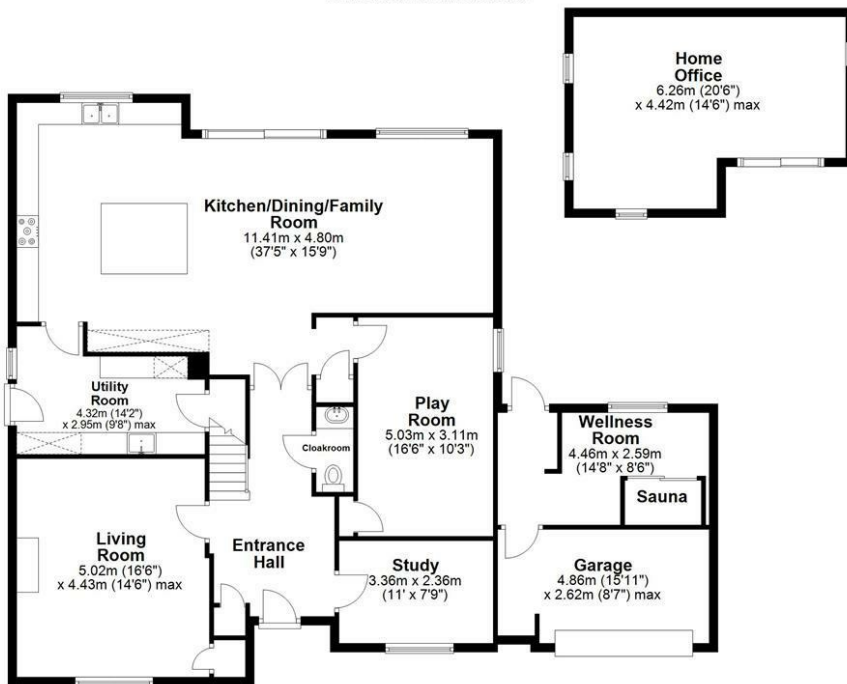




# Floor Plan

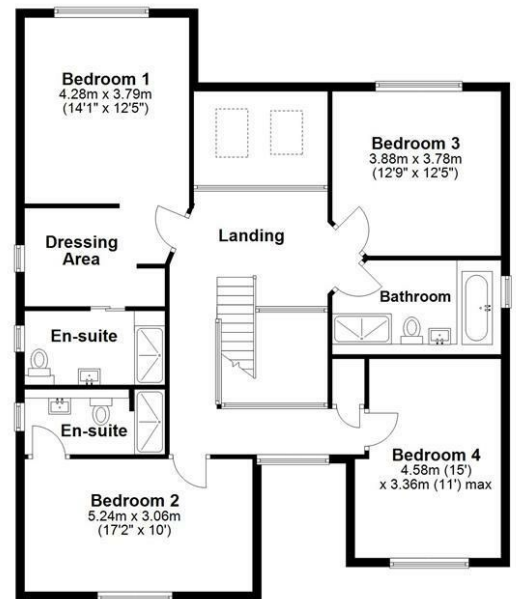
## Ground Floor

Main area: approx. 158.6 sq. metres (1707.1 sq. feet)  
 Plus home office, approx. 24.2 sq. metres (260.3 sq. feet)



## First Floor

Approx. 122.4 sq. metres (1317.1 sq. feet)



Main area: Approx. 281.0 sq. metres (3024.2 sq. feet)

Plus home office, approx. 24.2 sq. metres (260.3 sq. feet)  
 Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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