



**Connells**

Penny Croft  
Harpenden



### Property Description

This exceptional detached five-bedroom family home offers approximately 3,500 sq. ft of beautifully appointed living space on a generous one third of an acre south west facing plot. Situated in the highly coveted West Common area the property is set back from the road with an 80 ft driveway providing plentiful parking.

The house has been thoughtfully extended to suit modern day living. The centre piece of the home is an open-plan Dwayne Edwards kitchen/diner paired with an impressive 30ft lounge and boasts two further reception rooms.

The landscaped rear garden provides a private retreat featuring a second patioed terrace area perfect for entertaining and a versatile garden room with air conditioning ideal for all year use.

\* Offered Chain free. \*

### Entrance Hall

19' 4" max x 12' 5" (5.89m max x 3.78m)

Karndean flooring, two radiators, double cloak cupboard, communications hub, spotlights.

### Study

13' 5" x 12' 2" into recess (4.09m x 3.71m into recess)

UPVC leaded window to front aspect, bespoke Neville Johnson fitted furniture and shelving, radiator

### Lounge

29' 10" max x 19' 8" (9.09m max x 5.99m)

Glazed double doors from the hallway lead to the lounge with a triple aspect bay window overlooking the rear garden with double UPVC patio doors. Solid oak engineered flooring with underfloor heating, surround sound system and Lutron lighting.

### Kitchen/Dining Room

26' 11" x 17' 5" (8.20m x 5.31m)

Luxury solid oak bespoke Dwayne Edwards fitted kitchen comprising: Bora cooking zone with two induction hobs and Tepan stainless steel grill, downdraft extractors, two ovens with proving drawers, Fisher & Paykel fridge/freezer, integrated dishwasher. Granite work surfaces and Karndean flooring with underfloor heating. Two sets of aluminium bi-fold doors.

### Utility Room

8' 6" x 7' 7" (2.59m x 2.31m)

UPVC window to front, plumbing for washing machine and space for tumble dryer. Sink and granite work surfaces.

### Cloakroom Off Hallway

Fully tiled and comprising radiator, spotlights, extractor fan, low level WC, wash hand basin.

### Wet Room

Fully tiled, Aqualisa power shower, extractor fan, spotlights.

## Games/Family Room

18' 1" x 13' 5" (5.51m x 4.09m)

Two UPVC windows to side, two radiators.

## Landing

19' 6" x 6' 4" (5.94m x 1.93m)

Galleried landing with Oak banister, radiator, UPVC window to front, loft hatch, spotlights.

## Master Bedroom

17' 5" x 15' 5" (5.31m x 4.70m)

UPVC window to rear, radiator, three double fitted wardrobes.

## Ensuite To Master Bedroom

Luxury white suite comprising double basin vanity unit, bath with shower over, WC, heated towel rail, extractor fan, shaver point, spotlights. Amtico flooring. Window to rear.

## Bedroom Two

30' 10" x 13' 11" max (9.40m x 4.24m max)

Fully fitted Neville Johnson furniture including 3 double wardrobes, window bench, fitted desk, book cases and dressing table. Two UPVC leaded windows to side and full length decorative leaded window to front. Built in linen cupboard.

## Ensuite To Bedroom Two

Luxury white suite, fully tiled and comprising; UPVC window to side, WC, shower cubicle, wash hand basin, extractor fan, spotlights.

## Bedroom Three

14' 1" x 11' 6" (4.29m x 3.51m)

Dwayne Edwards fitted wardrobes with internal lighting. UPVC window to rear, radiator.

## Bedroom Four

11' 10" x 11' 6" (3.61m x 3.51m)

Two UPVC windows to rear, radiator, fitted double wardrobe.

## Bedroom Five

9' 10" x 7' 10" (3.00m x 2.39m)

UPVC window to front, built in single wardrobe, radiator.

## Bathroom

12' 2" x 6' 3" (3.71m x 1.91m)

Luxury white suite comprising; bath, shower cubicle, wash hand basin, WC, heated towel rail. Amtico flooring and window to front.

## Garden

Southwest facing aspect, private and secluded, mostly laid to lawn with courtyard to the side of property.

## Garden Room/Gym

Air conditioning, bi-fold doors. Currently used as a gym.

## Double Integral Garage

Electric up and over doors, power and lights, central heating boiler and Megaflo hot water cylinder.

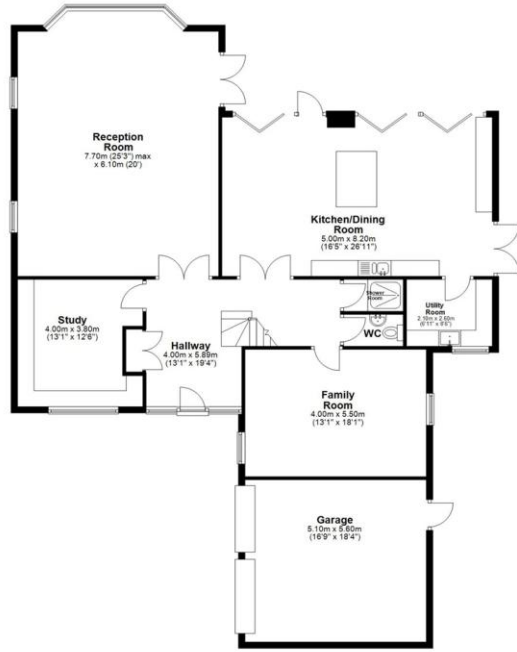
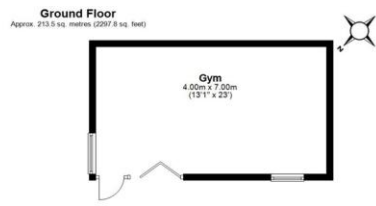
## Driveway

Driveway for at least 8 cars.









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**Penny Croft**

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EPC Rating: C Council Tax Band: G

Tenure: Freehold

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