Whittaker & Co

THE PROPERTY PEOPLE









Blackmore Manor

Blackmore End, AL4 8LZ

Sharing this exclusive close with just four other properties, this tastefully presented detached residence offers a well-proportioned interior of approximately 3,713 sq ft (including the attached garage). The living room, reception hall and dining area are arranged in a favourable open-plan layout, while the notable Dwayne Edwards kitchen/breakfast room incorporates a generous range of appliances, a large island and Silestone quartz worksurfaces.

Guide price £1,795,000

Blackmore Manor

Blackmore End, AL4 8LZ

5 3 3 C

- Quiet close of just five beautiful detached properties
- Generously proportioned L-shaped family room
- Guest bedroom with en-suite shower room, plus four further bedrooms and a family bathroom
- Spacious living room with bi-fold doors, open-plan to the dining room
- Stunning 'Dwayne Edwards' handcrafted kitchen/breakfast room with large adjoining utility room
- Nearby historic Mid Herts Golf Club and a charming country pub, with access to numerous countryside walks
- Dining room with a feature spiral wine cellar and automated glass door
- Master bedroom with vaulted ceiling, fitted dressing area and en-suite bathroom
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles)

GROUND FLOOR

Reception Hall
19'8 max x 13'10 max (5.99m max x 4.22m max)

Cloakroom

Living Room
23'7 x 17'3 (7.19m x 5.26m)

Family Room
24'9 x 19'8 (7.54m x 5.99m)

Dining Room
19'8 x 12'11 (5.99m x 3.94m)

Spiral Wine Cellar

Kitchen/Breakfast Room
25'1 x 15'3 (7.65m x 4.65m)

Utility Room
18'1 x 11'3 max (5.51m x 3.43m max)

FIRST FLOOR

Landing

Master Bedroom
13'3 x 12'2 (4.04m x 3.71m)

Fitted Dressing Area
13' x 12'11 (3.96m x 3.94m)

En Suite Bathroom

Bedroom Two
20'2 x 13'7 (6.15m x 4.14m)

En Suite Shower Room

Bedroom Three
14'1 x 9'11 (4.29m x 3.02m)

Bedroom Four
13'5 x 10'6 (4.09m x 3.20m)

Bedroom Five
11'2 x 9'11 max (3.40m x 3.02m max)

Family Bathroom

EXTERNALLY

Double Width Garage
19'5 x 18'9 (5.92m x 5.72m)

Block Paved Drive

Rear Garden











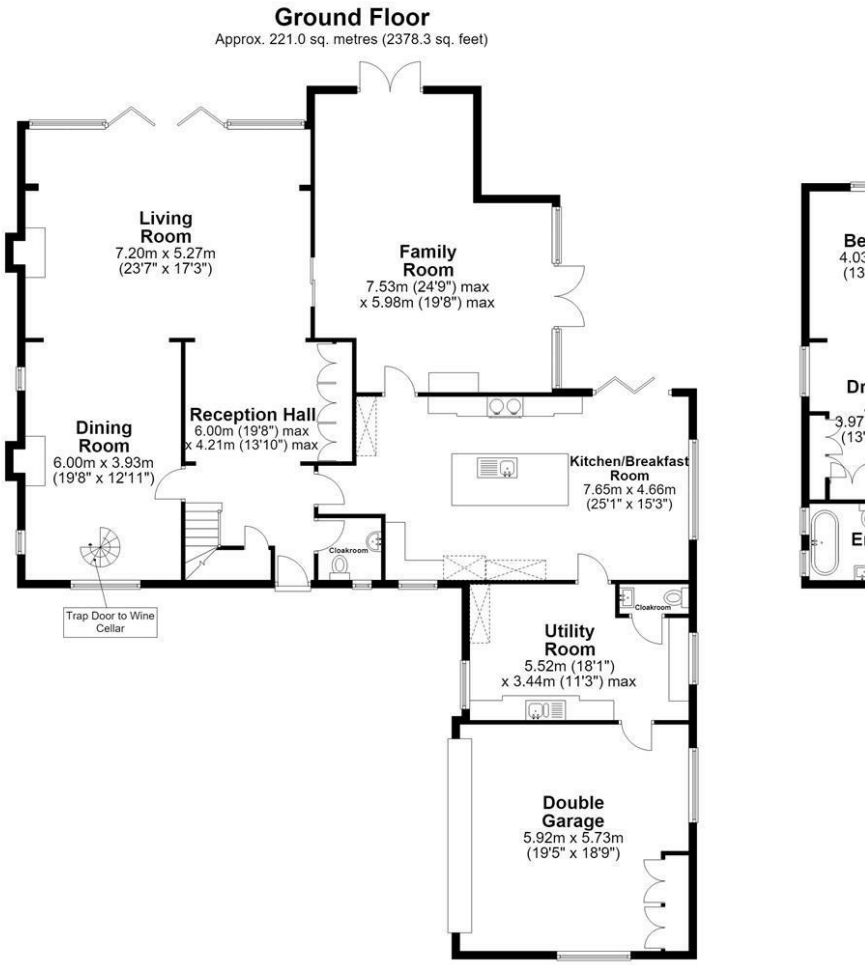








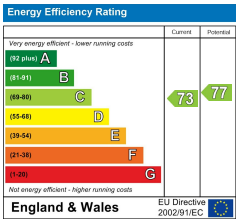
Floor Plan

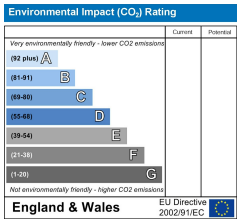


Total area: approx. 345.0 sq. metres (3713.3 sq. feet)

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.





1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk