



Prospect Lane Harpenden

Prospect Lane Guide Price £3.75m

A beautifully proportioned double fronted detached house in WEST COMMON with stunning PANORAMIC VIEWS to rear.

The property has approximately 7000sqft of accommodation laid out over three levels comprising: Imposing reception hall with sweeping galleried staircase, 5 reception areas and conservatory, 5 double bedrooms, three refitted bathrooms, lower ground floor leisure complex including large indoor pool and various ancillary rooms offering excellent potential to add a gym/cinema or games rooms (subject to consents).

Outside there is a large carriage driveway to the front and mature gardens with terraces and spectacular uninterrupted views to rear.

Tenure: Freehold

EPC Rating: 'D'























Prospect Lane

Exercity relating Valid units 19 Sequences 2003 Centrative relation 400407-4221-4004-0107-4282 Centrative relations

578 square metrer

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Rules on letting this property

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Property type

Total floor area

Properties can be let if they have an energy rating from A to E. You can read guidance for landbords on the regulations and exemptions this laws occurs the interactions of onder-motion concert-minimum-energy-officiency-standard-la

nce certificate (EPC)

Energy rating and score The graph blows the poperty's current and potential energy rating. The poperty's current energy rating has the potential to be C. Properties get a rating from A (best to G (event) and a score. The blater the rating current of an advectment to be completed on the rating potential on the current of the score. The blater the rating current of an advectment of the current of a dvectment of the current of a dvectment of the current of a dvectment of the current of the current of a dvectment of the current of t



For properties in England and Wales: the average energy rating is D the average energy score is 60

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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2342 sq. ft (217.64 sq. m)

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