



# Spacious family house in sought after location.

**6 Prospect Lane, Harpenden, Hertfordshire, AL5 2PL**

Freehold





**Sought after location • Potential to enlarge, if required (STPP) • Lovely views to the front over farmland • Four reception rooms • Recently fitted bespoke kitchen/breakfast room • Large conservatory • Fabulous rear garden • Double garage**

#### Local Information

Mileages Approx; Harpenden High Street 1.4 miles with mainline station – St Pancras International from 22 minutes, St Albans 3.8 miles, M1 junction 9 - 3.8 miles, London Luton Airport 8.7 miles

The property is under one and a half miles away from the bustling and sophisticated high street, with its mainline train station that offers fast commuter links to St Pancras International from 22 minutes.

Harpenden is a charming Hertfordshire town, which feels like a village, with a tree lined high street that boasts a wide variety of shops, boutiques, eateries, banks and supermarkets.

The town has a great choice of schools with both state and private options including St Hilda's School for Girls and Aldwickbury Boys Preparatory. Buses collect nearby for the independent schools at St Albans, Berkhamsted and further afield.

There are plenty of leisure opportunities close by, including a comprehensive sports complex at Rothamsted Park, which has tennis courts, an indoor heated pool and a popular gymnasium. Golfers will be spoiled for choice of venue with 4 golf courses a short drive away.

#### About this property

Prospect Lane, which is a no through road, is one of West Common's most desirable roads and this property has the added benefit of boasting lovely views over farmland to the front. Prospect Lane comprises only detached homes, many now of significant size and stature.

The property is presented in excellent order throughout and features, in particular, a superb and recently fitted kitchen/breakfast room with a comfortable adjoining snug. In addition, there are three reception rooms and a large conservatory. On reaching the first floor, there are four bedrooms, with the main bedroom featuring an en suite, and a family bathroom.

The house is approached over a large block paved driveway that leads to the double garage and there is a large open garden to the front. There is a large mature landscaped garden to the rear with attractive seating areas strategically placed around the garden.

#### Tenure

Freehold

#### Local Authority

St Albans District Council

#### Energy Performance

EPC Rating = E

#### Viewing

Strictly by appointment via Savills  
Telephone: 01582 465 000.

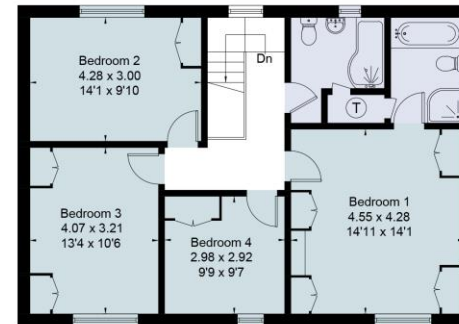
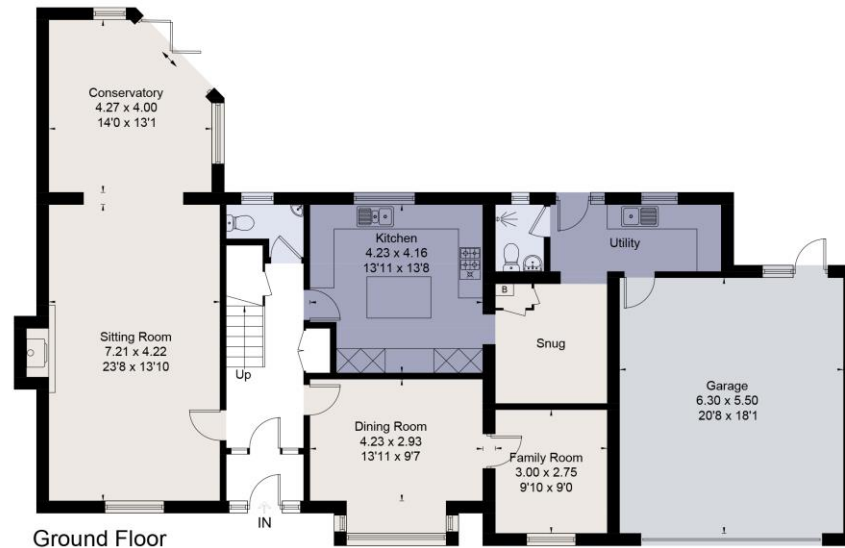








Approximate Area = 204.4 sq m / 2200 sq ft  
Garage = 34.7 sq m / 373 sq ft  
Total = 239.1 sq m / 2573 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)  
For identification only. Not to scale.  
© Fourwalls



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 293996

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220224NKIE

