



A spacious detached home in a highly desirable location.

Wheathampstead Road, Harpenden, Hertfordshire, AL5 1ND

Freehold



Fantastic detached house • Flexible and spacious accommodation throughout • Four double bedrooms two of which have en suites • Open plan kitchen/breakfast room • Large South West facing rear garden • Extensive off street parking to the front

About this property

This fantastic detached family home has been extended by the current owners which has created a bright and spacious property. Extending to approximately 2,488 sq.ft the house offers flexible living arranged over two floors and which is set in a popular residential location.

The ground floor consists of a large double aspect reception room running from the front of the house to the rear, there is also a well fitted kitchen/breakfast room, an additional room which has a multitude of uses including a snug/TV room or an additional bedroom, a good size utility room, study to the front of the house and a downstairs shower room.

Arranged over the first floor are four double bedrooms, the main bedroom is a wonderful size with access to an en suite bathroom and extensive fitted wardrobes with bedroom 3 also having an en suite, a further family bathroom and loft access off the landing.

Externally the house has a wonderful 60ft approx. south west facing rear garden, a workshop and to the front extensive off street parking.

Local Information

Harpenden mainline station 1.2 miles with St Pancras International from 22 minutes,

Harpenden town centre 1.5 miles, Southdown village centre 0.6 miles, St Albans City centre 4.9 miles, M1 (junction 9) – 4.6 miles, London Luton Airport – 7.6 miles, M25 (junction 21A) 12.3 miles.

This property is situated in the popular Southdown area of Harpenden which enjoys great local facilities, including a Co-op supermarket, butchers, hairdressers and delicatessen to name a few. The house is also ideally located for access to local schools and Aldwickbury golf course. For a more comprehensive range of facilities Harpenden high street is just 1.5 miles away and boasts an excellent choice of eateries, coffee shops and boutiques, three supermarkets and a range of pubs. Education is well catered for with three sought after top achieving state schools nearby.

Tenure

Freehold

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating = C

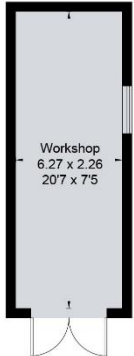
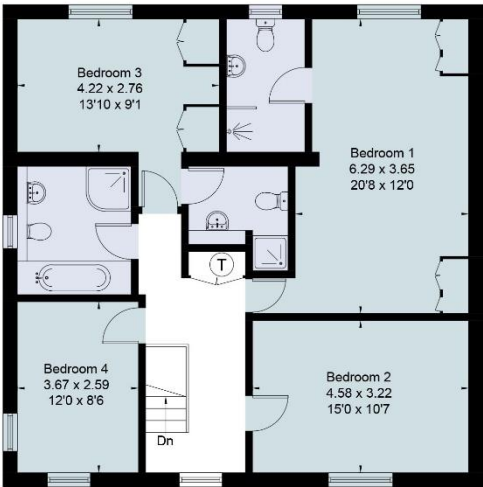
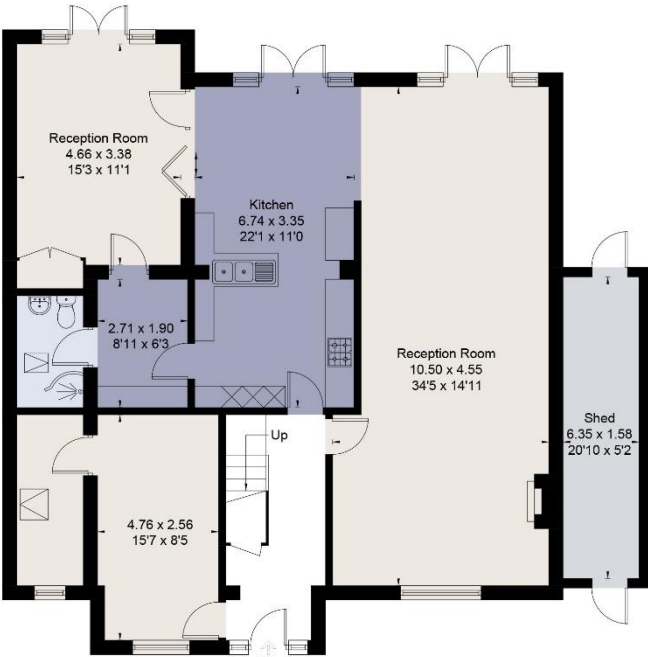
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: +44 (0) 1582 465 000.





Approximate Area = 216.9 sq m / 2335 sq ft (Excluding Shed)
Workshop = 14.2 sq m / 153 sq ft
Total = 231.1 sq m / 2488 sq ft
For identification only. Not to scale.
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(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	76
EU Directive 2002/91/EC		

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