



Stunning five bedroom Victorian house with garage.

East Common, Harpenden, Hertfordshire, AL5 1BJ

Freehold



* Open plan kitchen/dining/family room * Two formal reception rooms * Three first floor double bedrooms two of which have en suites * Two further double bedrooms * Family bathroom * Detached garage

About this property

A spacious, extremely well-presented Victorian home which offers considerable flexibility for family living and is set in one of Harpenden's prime positions.

Arranged over three floors, this stunning property has been extended on the ground floor to create a wonderful open plan kitchen/dining area which also has a small play area for children, truly creating a 'hub of the home' feel.

There are two formal reception rooms to the front of the house, one of which is currently being used as a study and there is an additional basement room which works extremely well as a play or TV room.

On the first floor there are three double bedrooms, two of which have en suites and enjoy beautiful views over East Common. There are two further double bedrooms and a family bathroom on the top level.

Externally the house benefits from a good sized garden, a detached single garage and store room, whilst at the front you enjoy direct access onto East Common.

Local Information

Approx. mileages: Harpenden high street – 0.9 mile, Harpenden railway station - 1 mile, M1 (junction 9) – 4.2 miles, St Albans – 4.8 miles, London Luton International airport – 7.7 miles.

Despite its village-like feel, Harpenden is an elegant and

sophisticated market town with a bustling leafy tree-lined high street, which features a comprehensive range of eateries, boutiques and shops including a Waitrose, Marks & Spencer Food Hall and a Sainsbury's supermarket.

Harpenden has a great choice of schools for all age groups with both state and private options.

There are plenty of leisure opportunities close by, including a comprehensive sports complex at Rothamsted Park including indoor pool and popular gymnasium and three golf courses within the town.

Tenure

Freehold

Local Authority

St Albans District Council

Energy Performance

EPC Rating = E

Viewing

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





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Gross Internal Area 2221 sq ft, 206.3 m²



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Approximate Area = 206.3 sq m / 2221 sq ft

Basement = 12.9 sq m / 139 sq ft

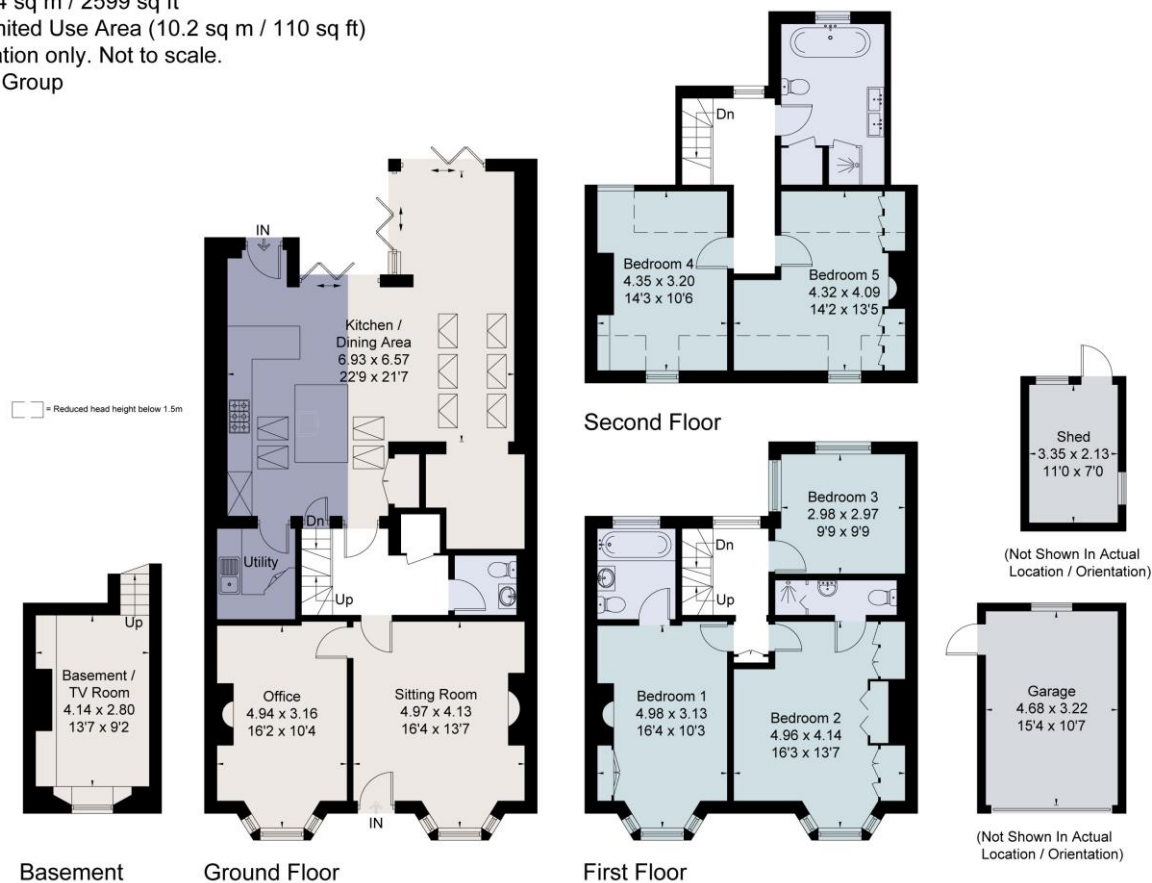
Garage and Shed = 22.2 sq m / 239 sq ft

Total = 241.4 sq m / 2599 sq ft

Including Limited Use Area (10.2 sq m / 110 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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