Attractive family house in sought after location.

22a Douglas Road, Harpenden, Hertfordshire, AL5 2EW

Freehold

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Local Information

Mileages approx:
Harpenden High Street 0.4 miles, Main line Station 0.8 miles - St Pancras International from 22 minutes, St Albans 5.5 miles, M1 junction 9- 3.8 miles, London Luton Airport - 6 miles

Douglas Road is an elegant street with a charming mix of architecture within the very sought after area of Harpenden known as 'The Avenues'. The bustling and ever popular sophisticated tree-lined high street has a good range of eateries, boutiques and supermarket food halls. The mainline train station offers a prompt commuter service to St Pancras International from 22 minutes. For those driving, Junction 9 of the M1 provides a direct link to the M25 and motorway network beyond. Coupled with London Luton Airport accessible at Junction 10 of the M1, this makes for a most convenient place for family living. The town has a great choice of schools, with state options such as St Georges and Sir John Lawes, and private, including St Hilda's School for Girls and Aldwickbury Boys Preparatory, making this an ideal spot to bring up a family. There are plenty of leisure opportunities close by, including a newly refurbished 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 three courses all located in Harpenden.

About this property

A fabulous family house offering over 2,630 sqft of living space and situated on the edge of the sought after 'Avenues'. The bright and spacious accommodation is set over two floors and includes four lovely reception rooms, superb Orangery and a large kitchen/breakfast room which very much represents the family 'hub' of the house. The kitchen area is well fitted with units and features both Granite and Corian work tops. Amtico flooring complements the units and oak flooring runs through the Orangery and from here, views over the gardens can be enjoyed. The sitting room is a most comfortable room and runs the full width of the house with French doors leading out to the garden. The room also features an open fireplace with an attractive stone surround.

On the first floor, six bedrooms can be found with the principal bedroom boasting a spacious bath and shower room and dressing area. Another bedroom features an en suite and bedroom six is used as a second study/home office.

The house is approached over a block paved carriage driveway which provides parking for numerous cars and leads to the garage.

The rear garden is just delightful and has been carefully landscaped over the years to provide great privacy and seclusion on all sides. There is a large paved terrace that extends across the back of the house and

lawned gardens extend away to the end where a small vegetable garden can be found. The gardens are flanked by a variety of mature shrubs and hedgerows, and features an established and productive apple tree. Situated in the far corner of the garden is a lovely peaceful and relaxing seating area, which could, if required, be the perfect spot for a children's trampoline.

Tenure
Freehold

Local Authority
St Albans District Council

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: 01582 465 000.

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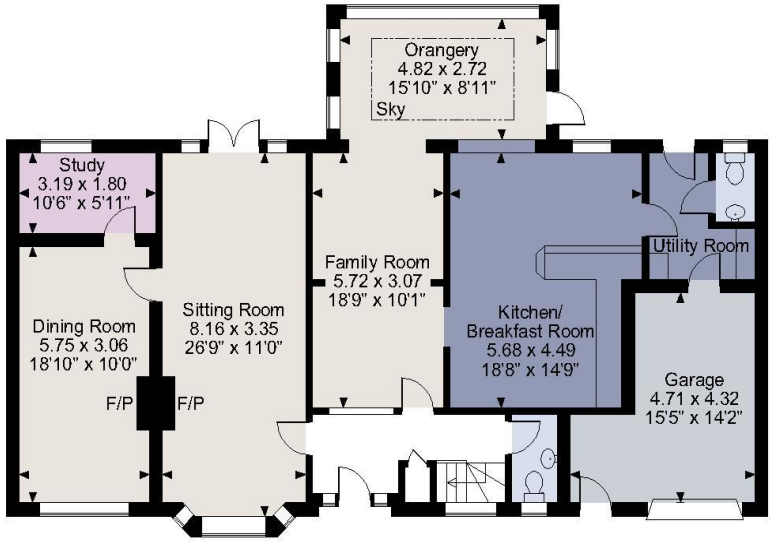
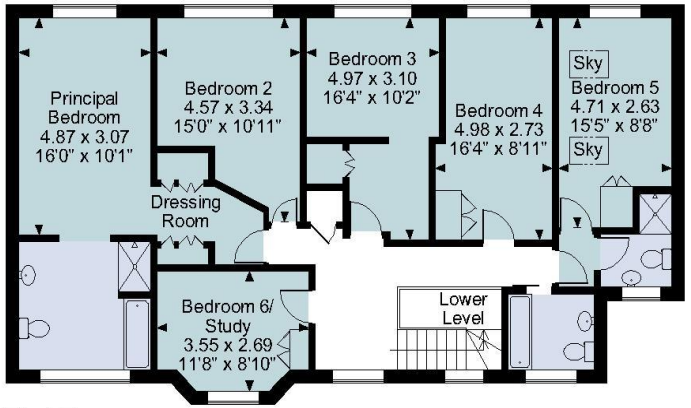
Douglas Road, Harpenden

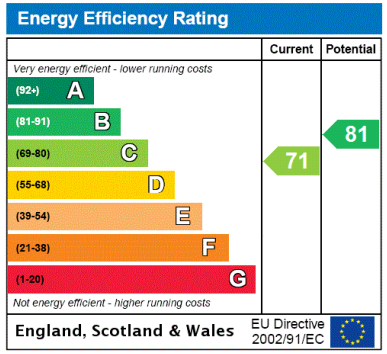
Main House gross internal area = 2,635 sq ft / 245 sq m
Garage gross internal area = 175 sq ft / 16 sq m
Total gross internal area = 2,810 sq ft / 261 sq m



Ground Floor



First Floor



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