



# A fantastic four bedroom detached house

6 Poynings Close, Harpenden, Hertfordshire, AL5 1JD

Freehold



Sitting/dining room  
• Kitchen • Study • Guest WC and shower room  
• Master bedroom with en suite • 3 further double bedrooms one of which is on the ground floor  
• Garage • Large south west facing rear garden

Description

A fantastic four bedroom detached house located in a quiet cul-de-sac. Whilst the house has been maintained extremely well, it will require some modernisation and updating with the possibility of extending (subject to the necessary permissions).

Local information

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.

Services

Mains water, gas, electricity and drainage.

Local Authority

St Albans District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

**6 Poynings Close, Harpenden, Hertfordshire, AL5 1JD**  
**Approximate Area** 180.1 sq m / 1938 sq ft (Excluding Eaves)  
**Garage** 17.2 sq m / 185 sq ft  
**Total** 197.3 sq m / 2123 sq ft Including Limited Use Area (1.5 sq m / 16 sq ft)



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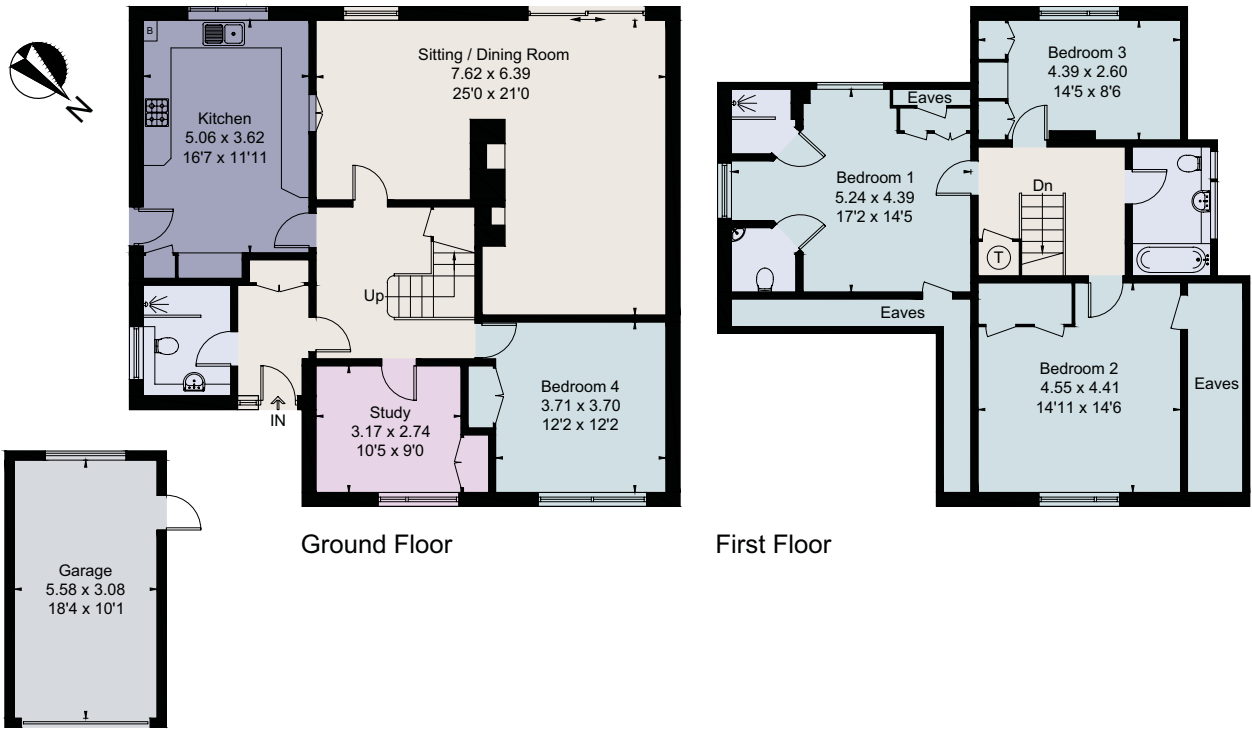
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Nick Ingle

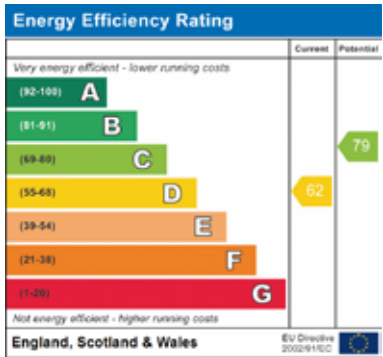
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