



4 TOPSTREET WAY

HARPENDEN, HERTFORDSHIRE, AL5 5TT

savills

AN EXCEPTIONAL 5 BEDROOM DETACHED FAMILY HOME WHICH OFFERS SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION.

4 TOPSTREET WAY, HARPENDEN,
HERTFORDSHIRE, AL5 5TT

◆ Entrance hall ◆ Sitting room ◆ Dining room ◆ Kitchen/
breakfast room ◆ Utility room ◆ Guest WC ◆ Study
◆ Conservatory

◆ Master bedroom with en suite shower room and
separate dressing room ◆ Bedroom 2 with en suite
shower room ◆ 3 further double bedrooms, of which
bedroom 5 has an en suite shower room ◆ Family
bathroom ◆ 3 further double bedrooms, of which bedroom
5 has an en suite bathroom

◆ Single garage ◆ Off street parking for 2 cars ◆ Well
landscaped rear garden with terrace and lean too canopy

Mileages

Harpenden High Street 0.6 mile, Harpenden Station 0.5 mile,
M1 (junction 9) 4.3 miles, St Albans 5.1 miles, London Luton
Airport 6.4 miles

The Property

This fantastic home was built 11 years ago to an extremely high standard and is presented in immaculate condition throughout. Extending to approximately 2,500 sq ft the house is arranged over 3 floors, offers spacious and well laid out accommodation and would make a wonderful family home. On the ground floor you will find a well fitted and well equipped kitchen/breakfast room, formal sitting room, dining room, study and a fantastically bright conservatory which leads to the terrace and garden. There are 5 double bedrooms arranged over the first and second floors, three of which have en suites. The rear garden has been well landscaped and has a large terrace with a lean to canopy providing shade. There is a single garage with off street parking for 2 cars.





Situation

Harpenden is a sophisticated county town with a bustling and vibrant tree lined high street, home to a comprehensive range of eateries, boutiques and shops including a large Waitrose, Marks & Spencer Food Hall and Sainsbury's supermarkets.

Located approximately half a mile from Harpenden Station, with its prompt commuter links to Kings Cross St Pancras, and Harpenden High Street, the property has all the key amenities on its doorstep. For the motorist, junction 9 of the M1 is less than 4.5 miles drive and provides close links with the M25. Luton airport is located just over 6.5 miles away, ideal for the international commuter.

Harpenden has a great choice of schools with both state and private options including St Hilda's School for Girls and Aldwickbury Boys Preparatory School. Additionally, Sir John Lawes, St Georges, Crabtree Infant and Junior School and St Dominics RC schools are an easy walk away and are very popular with families in the area.

For the sports enthusiast, there is an abundance of opportunities close by. Rothamsted Park is home to a large sports and leisure complex including indoor swimming pool and a popular gymnasium.

Additional Information

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.



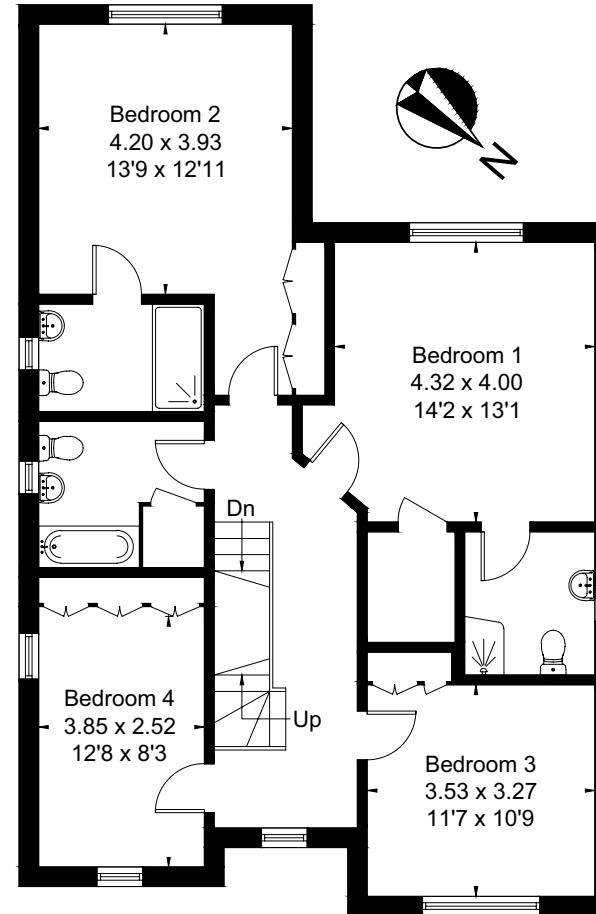
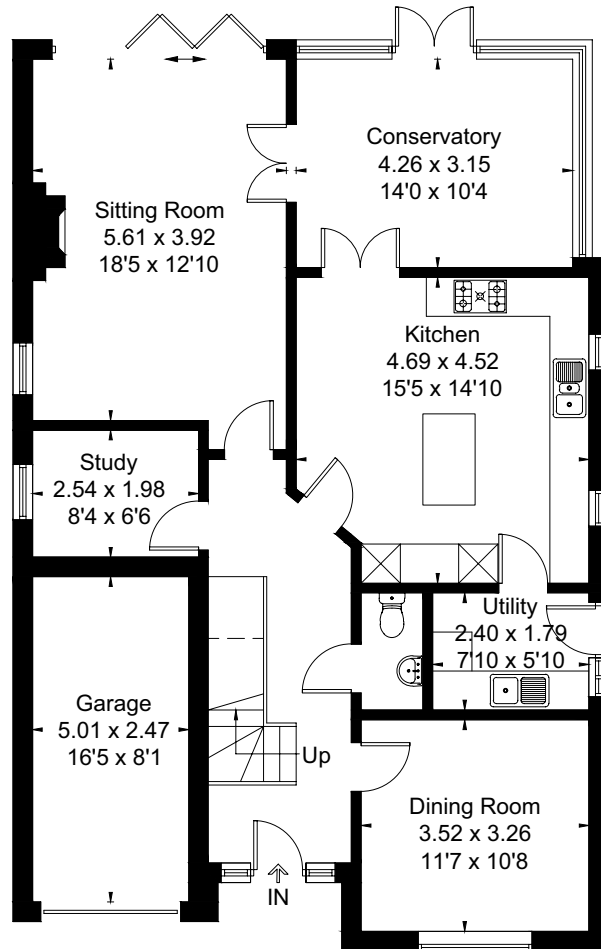
FLOORPLANS

Approximate Area = 222.6 sq m / 2397 sq ft

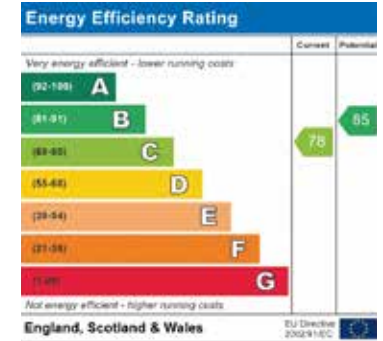
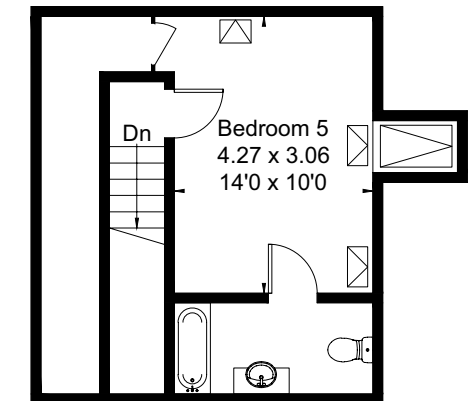
Garage = 12.4 sq m / 133 sq ft

Total = 235 sq m / 2530 sq ft

Including Limited Use Area (2.2 sq m / 24 sq ft)



= Reduced head height below 1.5m



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