



Excellent family home with home office in cul de sac location

8 Geescroft Walk, Harpenden, Hertfordshire, AL5 2GX

£1,350,000 Freehold



Cul de sac location • Home office • Large feature conservatory
• Kitchen/breakfast room • Four bedrooms, two with en suites •
Lovely private southerly facing rear gardens • Backing onto
Rothamsted fields • Garaging and off street parking

Local Information

Mileages approx: Harpenden mainline station - 1.2 miles with frequent services to St Pancras International from 22 minutes, Harpenden High Street 1.1 miles, M1 (junction 9) - 3.5 miles St Albans 4.2 miles, London Luton Airport 8.8 miles

Geescroft Walk is a small enclave of homes built in a mews style, hidden away behind Hatching Green on the fringes of Rothamsted Park and Harpenden's West Common. The area is favoured for its leafy outlook and its proximity to an extensive network of footpaths across the Common and Park and is ideal for enthusiastic joggers and dog walkers alike.

Geescroft Walk is also well placed for Harpenden High Street, with its comprehensive range of shops, food halls, boutiques, bistros and restaurants.

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, Roundwood Junior and Senior Schools, St Nicholas C of E School and St Dominics RC Schools are a short drive away and are very popular with families in the area.

About this property

This really well appointed family home boasts bright and airy accommodation approaching 2000 sqft. The living space flows extremely well across the ground floor particularly as the large feature conservatory lies off the kitchen and breakfast room, making for a great 'hub' to the house. There is a lovely home office, spacious sitting room with doors out to the garden and a large family room. There is no shortage of space on the first floor too. There are four good-sized bedrooms, two of which boast en suites and a family bathroom.

The rear garden enjoys a lovely sunny southerly aspect and backs onto fields belonging to Rothamsted Research. The garden is laid mainly to lawn and is flanked by mature shrubs and flower borders. To the front, a driveway. Parking is provided for two cars, one on the driveway and one parallel to the property and beyond is the single garage.

Local Authority

St Albans District Council.

Viewing

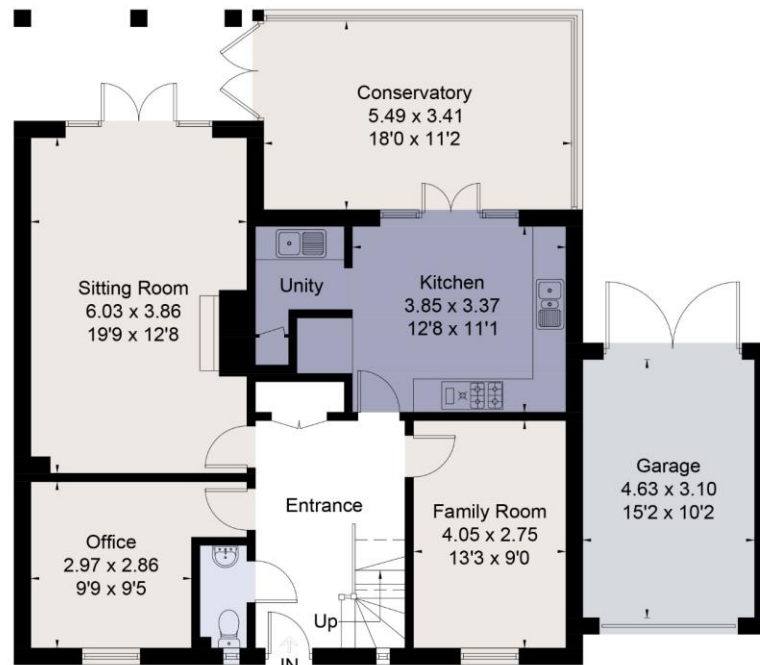
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: 01582 465 000.



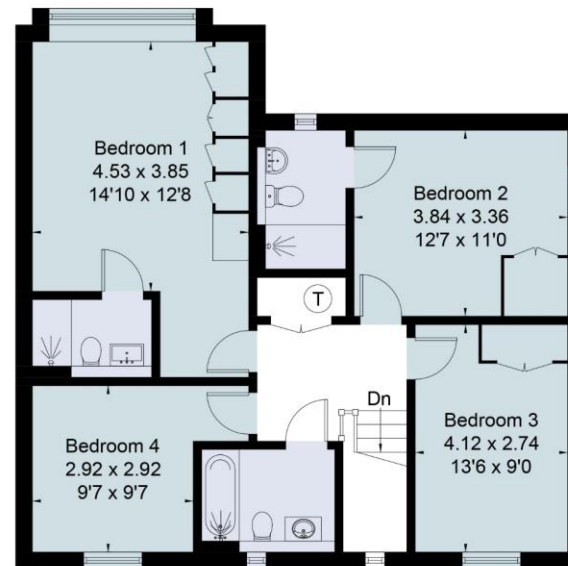


Approximate Area = 182.0 sq m / 1959 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 196.7 sq m / 2117 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)
For identification only. Not to scale.

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Ground Floor



First Floor

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	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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