



A stunning five bedroom Victorian semi-detached home.

Station Road, Harpenden, AL5 4TL

savills

Recently refurbished and extended Victorian home to extremely high specification • Impressive open plan accommodation on the ground floor • Five bedrooms, four of which are doubles • Many original style features • Beautifully landscaped rear garden and off street parking for two cars • Perfect location for schools

About this property

This wonderful Victorian semi-detached home has recently been refurbished and extended by the current owners to an extremely high standard and sympathetically to the original style of the house. Features include, High spec (CP Hart fixtures and fittings, hand-made kitchen and matching utility room with stone worktops, cast iron boat bath, new wool carpet, Farrow & Ball paint throughout), new electrics, plumbing, heating and double glazed windows.

The ground floor offers spacious and bright accommodation, to the front there is a formal reception room and to the rear an impressive open plan, kitchen/dining/reception area, there are many character features that you would expect from a house of this era, including, original stained glass, feature fireplaces, coving and ceiling roses. Arranged over the first floor there are three bedrooms, two of which are doubles and the principle bedroom benefits from an en suite. The top floor offers two further bedrooms, a w/c and an abundance of eave storage. Externally the house offers a beautiful, professionally landscaped, west facing rear garden and off street parking to the front for two cars.

Local Information

Approx. Mileages:
Harpenden Station 0.1 miles. St Albans 5.6 miles. M1 (J9) 4.2 miles.

Located so close to all the day to day amenities, it would be easy to dispense with the car most days. With shops, cafés & restaurants, the railway station, schools and parks all very close by, it would be a good choice of location for those working from home who want easy access to the heart of the town.

Harpenden town Centre, with its bustling tree lined high street, has a good choice of bistros, coffee shops and boutiques, three supermarkets and a handful of pubs. Perfect for the commuter the mainline station less than a third of a mile away provides a fast and frequent service into St Pancras International from 27 minutes. Education is well catered for with three sought after top achieving state schools and there is also a good choice of private schools. For the motorist, Junction 9 of the M1 is just over 4 miles away and provides a direct link to the M25.

Tenure

Freehold

Local Authority

St. Albans City & District Council

EPC Rating = D

Viewing

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





Approximate Area = 173.0 sq m / 1862 sq ft
(Including Eaves)
Including Limited Use Area (12.3 sq m / 132 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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