



Wonderful four bedroom semi-detached house

Carisbrooke Road, Harpenden, Hertfordshire, AL5 5QS

Freehold



Four double bedroom semi-detached house • Well-presented throughout • Flexible and spacious accommodation • Off street parking for 2 to 3 cars • West facing rear garden

About this property

Arranged over three floors this fantastic family home is located in a highly desirable location and is offered in excellent condition throughout.

The ground floor offers flexible and spacious accommodation including an impressive formal sitting room to the front which has an elegant feel with features including a large bay window to the front and a stylish log burner, a separate dining room which is currently used as a play room, and an L shape kitchen/breakfast room which has been well fitted and leads out to the rear garden.

On the first floor there are three double bedrooms and a family bathroom, all of which have original style features including picture rails and a large bay window in the principle bedroom. The top floor boasts a further double bedroom with an en suite shower room and an abundance of eave storage.

To the front of the house there is ample parking, whilst to the rear, there is a delightful west facing garden.

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.

The property is located just over half a mile from Harpenden station, which provides fast and regular services into St Pancras International as well as the High Street.

For the motorist, junction nine of the M1 is 4.1 miles away and provides a direct link to the M25. London Luton international airport is located just over six miles away, ideal for the international commuter.

Harpenden has a great choice of schools for all age groups with both state and private options.

Tenure

Freehold

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating = D

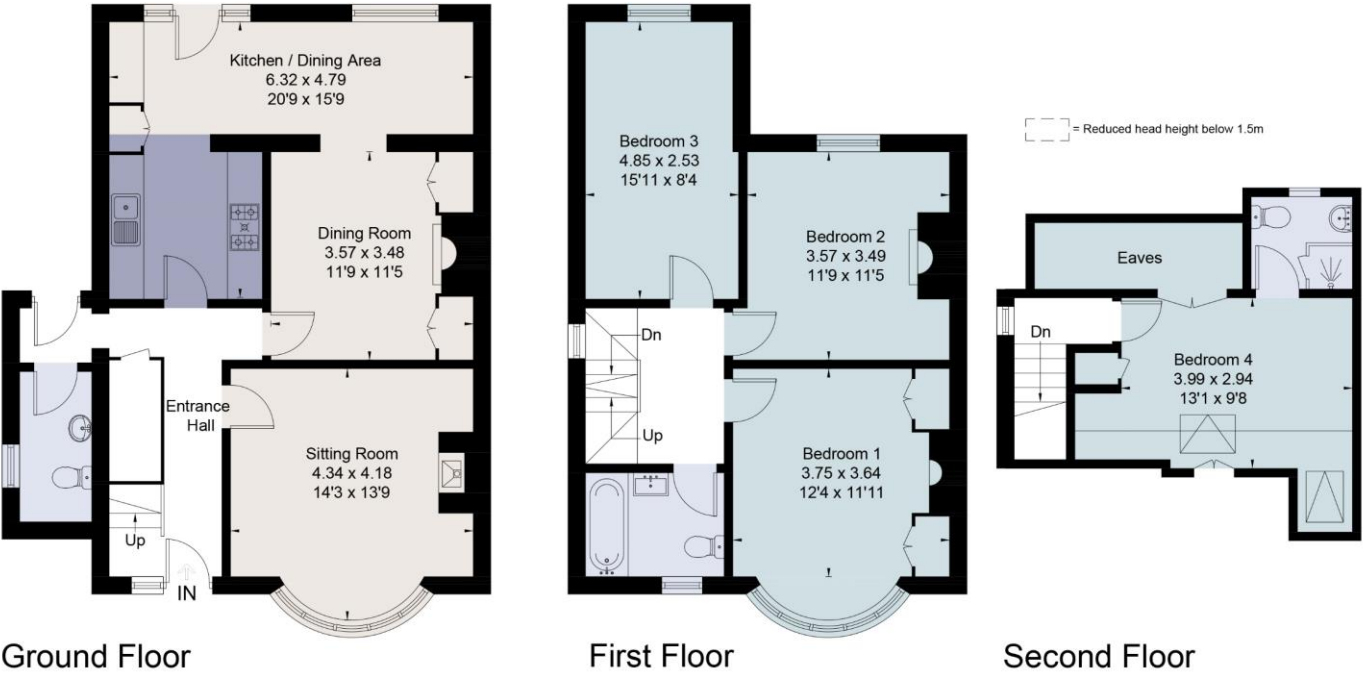
Viewing

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






Approximate Area = 147 sq m / 1582 sq ft (Including Eaves)
Including Limited Use Area (3.9 sq m / 42 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	63	75
(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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