



Excellent family home in prime location with wonderful garden

31 Hollybush Lane, Harpenden, Hertfordshire, AL5 4AS



Excellent location for schools • Bright and spacious accommodation • Great kitchen/breakfast/dining area • Four reception rooms including home office • Stylishly decorated throughout • Fabulous rear garden • Parking and garage

Local Information

High Street 0.3 miles, Harpenden Station 0.5 miles, M1 (J9) 4.2 miles, St Albans 5.8 miles, London Luton Airport 5.6 miles

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. The conveniently placed mainline station provides a fast and frequent service into St Pancras International from 27 minutes.

There is a good variety of leisure facilities close at hand with a sports centre and swimming pool at Rothamsted Park. There is also a tennis club and two golf courses, including Harpenden Common Golf Club, that are all close by.

Education is well catered for with three sought after top achieving state schools and also a good choice of private schools, with Aldwickbury Boys Preparatory School and St Hilda's School for Girls close by.

About this property

The property is a very spacious and extremely well presented detached family house situated in a prime residential road close to some of the best schools in Harpenden. Built circa 1960, the house has, over more recent years, been carefully extended to offer excellent family living space over two floors. The bright and

airy accommodation comprises a large sitting room with fireplace, lovely 'L' shaped kitchen/diner/breakfast, which looks out over the fabulous gardens, spacious family room and home office. On the first floor, four good sized bedrooms and a family bath and shower room can be found with the main bedroom boasting an en suite shower room.

The house is approached over a block paved driveway which provides parking for 2 to 3 cars.

The rear garden is certainly a particular feature and enjoys a large paved sun terrace which is perfect for outdoor entertaining. A lawned garden, flanked by well stocked flower borders, established evergreen bushes and trees, extends away from the house and kinks behind the neighboring garden, adding further garden space. In another part of the garden is a useful garden shed which measures 12'x10'.

Tenure

Freehold

Local Authority

St Albans District Council

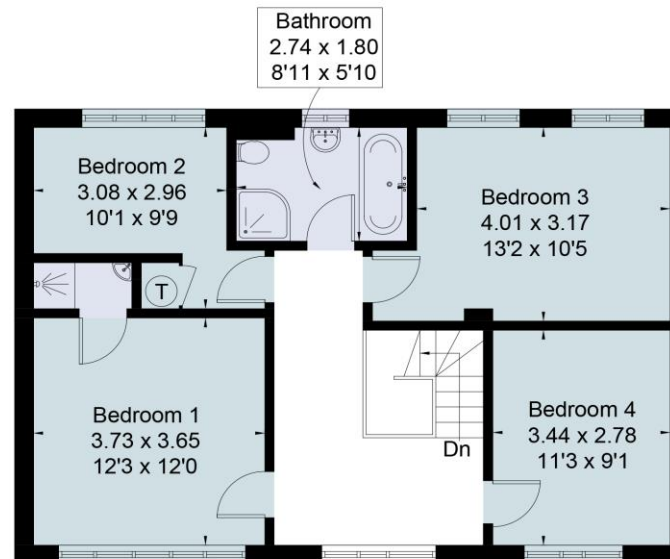
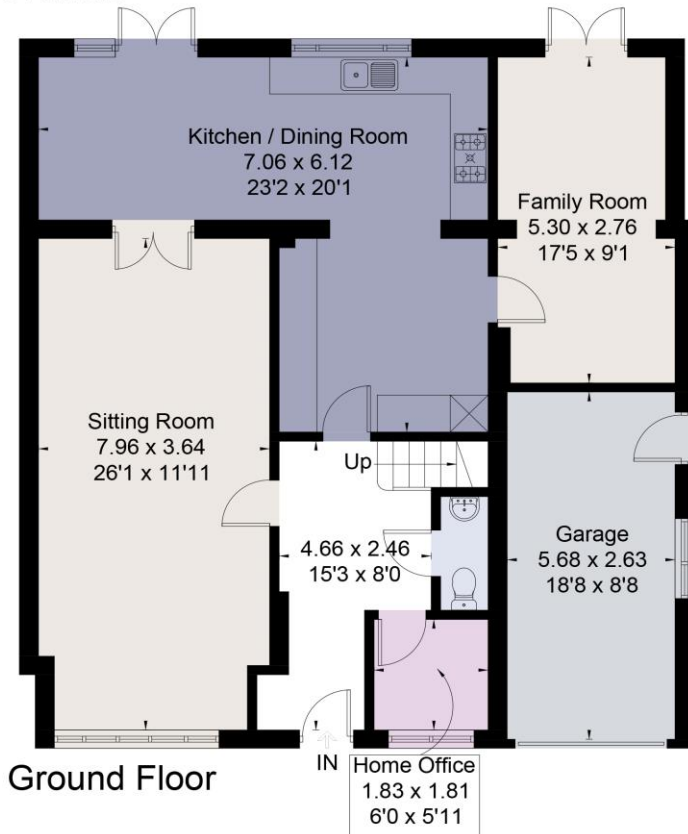
Viewing

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





Approximate Area = 161.3 sq m / 1736 sq ft
Garage = 15 sq m / 161 sq ft
Total = 176.3 sq m / 1897 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	66	76
(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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