



A stunning recently extended family house located in a highly desirable location

**Long Butlers, Harpenden, Hertfordshire, AL5 1JF**

Freehold

savills



Nearly 3,000 sqft of living space • Popular location on the edge of town • Two large reception rooms • Fantastic kitchen/breakfast room • Five good sized bedrooms, three with en suites • Large garden with south easterly aspect

- Virtual tour available on request

#### About this property

This fantastic large detached family house has recently been extended and refurbished throughout and offers nearly 3,000 sq.ft of internal living space arranged over two floors.

Arranged over the ground floor there is spacious and flexible accommodation, there is a large kitchen/breakfast room across the back of the house, this has been extremely well fitted using high end materials and equipment and truly offers a 'hub of the home' feel. There are two separate reception rooms to the front of the property, a large utility room, a pantry and a guest WC.

The first floor comprises five double bedrooms, the principle bedroom has a well fitted dressing room and an en suite shower room, whilst bedrooms three and four also benefit from en suite shower rooms, there is a family bathroom and a laundry room.

Externally the house offers off street parking for up to four cars, a double length garage with internal access to the house and a well landscaped private rear garden.

#### Local Information

Approx. mileages: Harpenden Railway station 1.8 miles, Harpenden high street 1.9 miles,

St Albans 6.3 miles, London Luton international airport 7.1 miles, M1 (junction 9) 5.2 miles.

Long Buftlers is located to the south side of Harpenden in an area very popular with families. The crescent is set around an attractive green, with country walks nearby. Southdown, which is about half a mile away, provides a good range of local shops and amenities. Harpenden town centre is under two miles away and offers an extensive range of shops, restaurants, boutiques, banks and supermarkets. A mainline station offers fast and frequent service into St Pancras International from 22 minutes.

Harpenden is renowned for its schooling, with several in the area including the new state school of Katherine Warrington School. Other great schools include the private boys school Aldwickbury School and Sir John Lawes, St Georges and Roundwood.

#### Tenure

Freehold

#### Local Authority

St. Albans City & District Council

#### Energy Performance

EPC Rating = C

#### Viewing

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





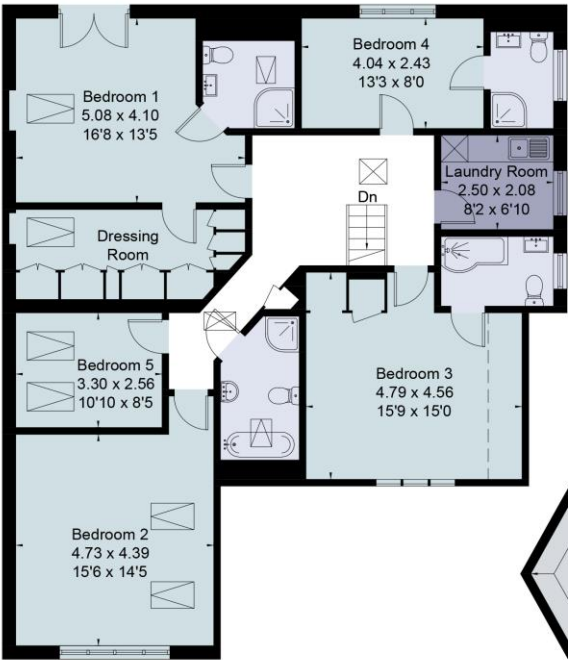




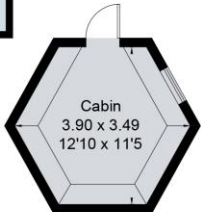
Approximate Area = 268.6 sq m / 2891 sq ft  
Garage = 29.3 sq m / 315 sq ft  
Cabin = 10.2 sq m / 110 sq ft  
Total = 308.1 sq m / 3316 sq ft  
Including Limited Use Area (2.8 sq m / 30 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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		
EU Directive 2002/91/EC		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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