



Wonderful detached four bedroom house in a great cul de sac setting.

Poynings Close, Harpenden, Hertfordshire, AL5 1JD

Freehold

savills

Wonderful detached house • Spacious and flexible accommodation • Four bedrooms • Various reception rooms • Beautifully landscaped rear garden • Off street parking and a double garage

About this property

This fantastic four bedroom detached house offers spacious and flexible accommodation throughout with various reception rooms and offers potential for extension work subject to planning.

Arranged over the ground floor there is an incredibly bright double aspect lounge, a formal dining room which is located to the front of the house and to the rear a separate sitting room, breakfast room, a fitted kitchen, guest WC and utility room.

Upstairs there are three double bedrooms and one good size single, the main bedroom of which has a shower and wash basin in and there is an additional family bathroom.

Externally the house has a beautifully landscaped 90ft rear garden, a large front garden with off street parking for two or three cars and access to a double garage. The house also benefits from a further additional 1/2 an acre plot at the rear of the garden which is available by separate negotiation.

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.

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.

For the sports enthusiast there is an abundance of opportunities; Rothamsted Park offers a comprehensive sports complex including indoor pool and popular gymnasium, golfers will be spoiled for choice with 3 golf courses within the town.

Harpenden has a great choice of schools for all age groups with both comprehensive and private schooling extremely well catered for. Some of which include St John Lawes, St Georges, Aldwickbury, Beechwood Park, St Albans High School for Girls, St Albans Boys School, Haileybury and Haberdashers' Aske's are also within easy reach.

Tenure

Freehold

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating = D

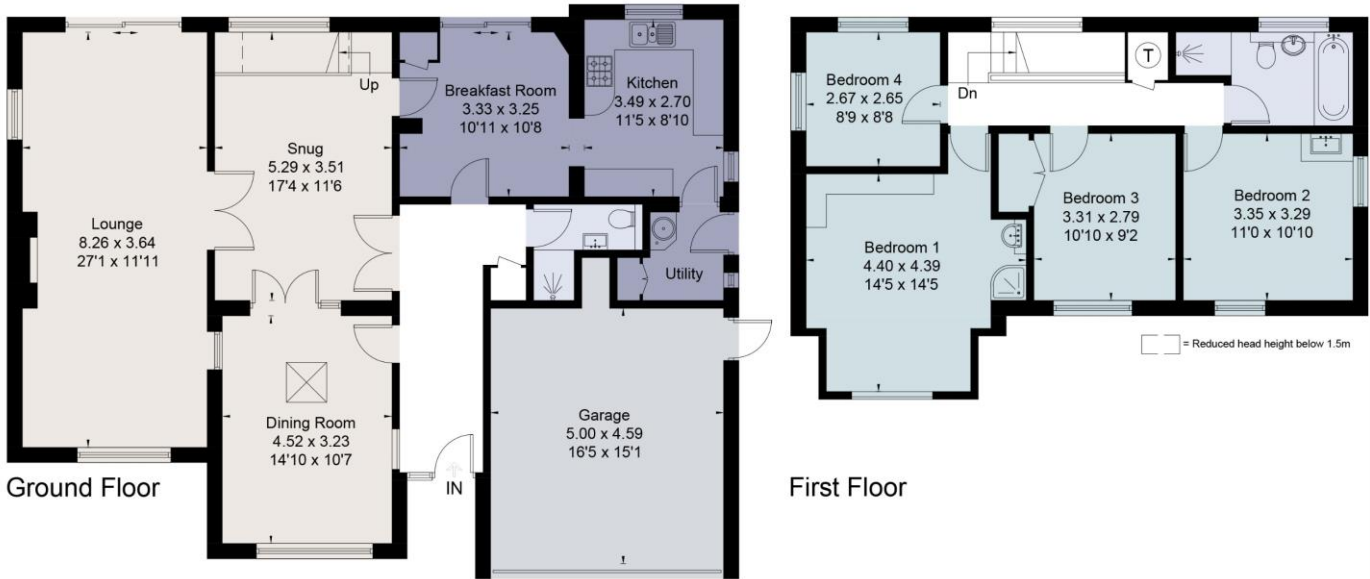
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: +44 (0) 1582 465 000.

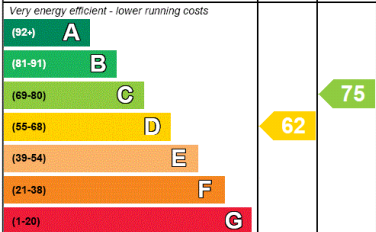
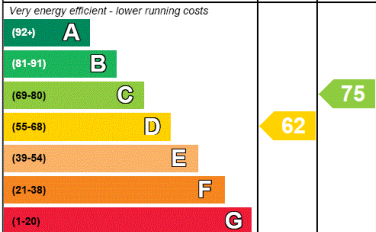
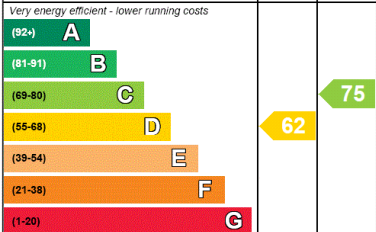
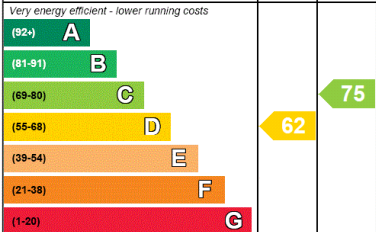
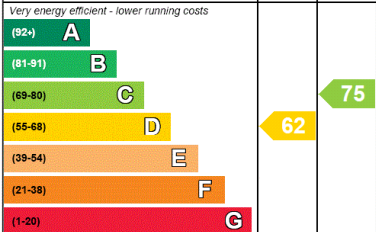
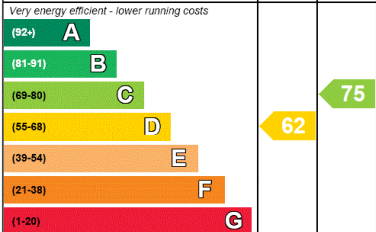
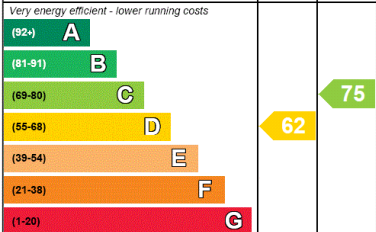
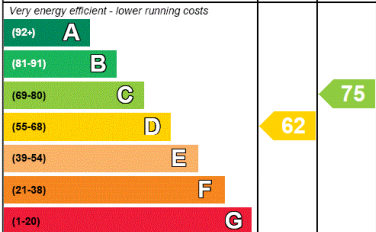
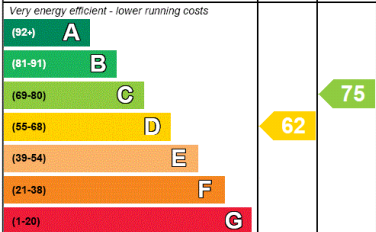
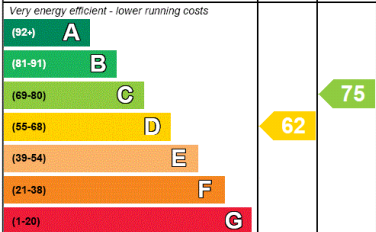




Approximate Area = 170.2 sq m / 1832 sq ft
Garage = 23.9 sq m / 257 sq ft
Total = 194.1 sq m / 2089 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International 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				
EU Directive 2002/91/EC				

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