



A fantastic four bedroom detached home with potential to extend STPP.

Grove Avenue, Harpenden, Hertfordshire, AL5 1EU

Freehold



An incredibly bright and spacious four bedroom detached home

- Flexible accommodation on the ground floor
- Potential for extension (subject to planning)
- An abundance of off street parking and a double length car port
- A wonderful West facing rear garden

About this property

This wonderful detached family home which was built in the 1960's, offers spacious and flexible accommodation throughout and also offers huge potential to extend to the side and rear, subject to the necessary planning requirements.

Arranged over the ground floor there is a fantastically bright and large sitting room, which in turn leads onto a family room, which could be used as an office or TV room. There is a double aspect and well fitted kitchen/dining room, a guest WC with a shower, and internal access to the double length car port.

Upstairs there are four double bedrooms, a family bathroom and access to the loft.

Externally there is a West facing 90ft approx. rear garden which is beautifully presented and incredibly private and to the front there is an abundance of off street parking.

Local Information

Harpenden mainline station 1.2 miles with St Pancras International from 22 minutes, Harpenden town centre 1.5 miles, Southdown village centre 0.6 miles, St Albans City centre 4.9 miles, M1 (junction 9) – 4.6 miles, London Luton Airport – 7.6 miles, M25 (junction 21A) 12.3 miles.

This property is situated in the popular Southdown area of Harpenden which enjoys great local facilities, including a Co-op supermarket, butchers, hairdressers and delicatessen to name a few. The house is also ideally located for access to local schools and Aldwickbury golf course. For a more comprehensive range of facilities Harpenden high street is just 1.5 miles away and boasts an excellent choice of eateries, coffee shops and boutiques, three supermarkets and a range of pubs. Education is well catered for with three sought after top achieving state schools nearby.

Tenure

Freehold

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating = D

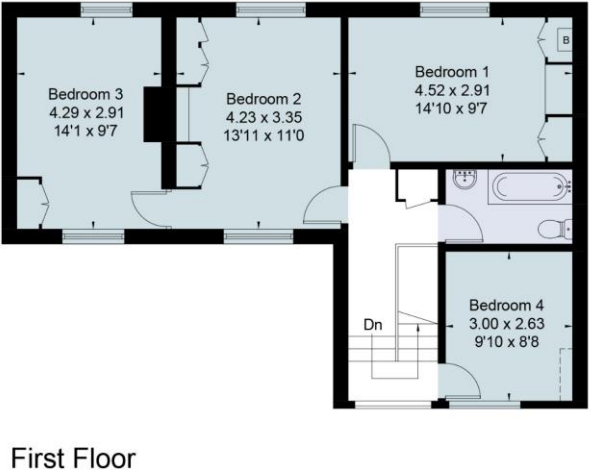
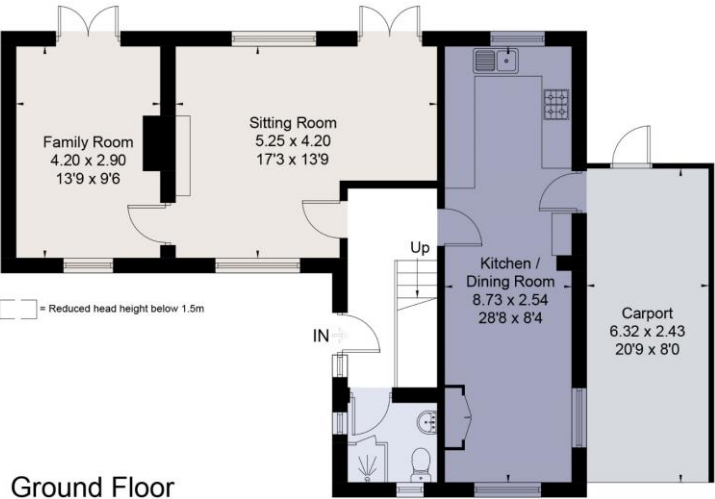
Viewing

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

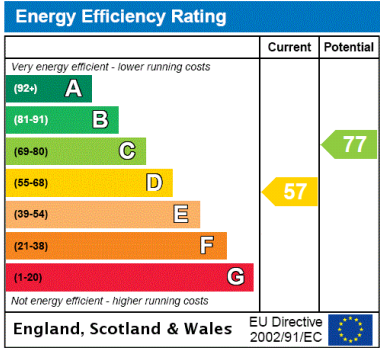




Approximate Area = 131.0 sq m / 1410 sq ft (Excluding Carport)
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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