



A five bedroom detached home offering spacious accommodation.

Piggottshill Lane, Harpenden, Hertfordshire, AL5 1LW

Freehold



A wonderful detached home • Five bedrooms, four of which are doubles • Spacious and flexible accommodation throughout • Large and well landscaped rear garden • Off street parking for at least 2 cars

About this property

This spacious detached five bedroom detached home is presented in good condition throughout and which offers flexible living accommodation.

Arranged over the ground floor there are two large reception rooms to the front of the house, one of these is open plan to a further reception which is currently used as a play room and which can be closed off with double doors, there is a well fitted and spacious kitchen which is open plan to an orangery, a utility room and a guest WC.

Upstairs there are five bedrooms, four of which are doubles and bedroom one and two both have en suites. There is also a family bathroom and loft access.

Externally the house has a beautifully landscaped 80 foot rear garden and to the front off street parking for at least 2 cars.

Local Information

Harpenden Station 1 mile
St Albans 4.8 miles
M1 (junction 9) 4.5 miles
London Luton Airport 7.8 miles

Piggottshill Lane is on the South side of Harpenden and enjoys good local facilities including a large supermarket, butchers, hairdressers and delicatessen.

Approximately a mile away is the delightful tree-lined high street of Harpenden, with its distinctly village feel, it offers most day to day requirements including supermarkets, numerous boutiques and traditional independent shops, restaurants, bars and bistros.

For the commuter, Harpenden mainline station provides easy access to London St Pancras International from 22 minutes. Road communications are excellent with the M1 being just 4.5 miles distant, which facilitates access to the M25 and the A1(M) is 6.8 miles distant. For the international traveler, London Luton International airport is 10 miles away, with London Heathrow accessible via the M1/M25.

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: +44 (0) 1582 465 000.






Approximate Area = 208.0 sq m / 2239 sq ft
For identification only. Not to scale.
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Ground Floor
First Floor
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	64	68
(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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