



A wonderful semi-detached house offering flexible accommodation.

**Piggottshill Lane, Harpenden, Hertfordshire, AL5 1LP**

Guide Price £1,100,000 Freehold





A wonderful semi-detached house • Offering spacious and flexible accommodation • Multiple reception rooms on the ground floor • Fantastic south east facing rear garden • Off street parking and a double length garage

#### About this property

This wonderful semi-detached house has been extended and refurbished by the current owners creating flexible living accommodation throughout.

Arranged over the ground floor is a wide range of rooms which could be used in various different ways, current uses are a formal living room to the front of the house which could be used as a fourth bedroom, a study, a family room which is then open plan to the spacious living room/dining room, a large kitchen/breakfast room, utility room and a downstairs shower room.

Upstairs there are three bedrooms, two of which are doubles and a family bathroom.

Externally the house has a wonderful 150ft rear garden which is south east facing, has two large patio areas and a vegetable patch. To the front there is off street parking for two to three cars and access to a double length garage.

#### 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. The house is ideally located for access to the Common, golf course and local shops and is well placed for access to some of the county's finest schools.

Under 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 away.

#### Tenure

Freehold

#### Local Authority

St. Albans City & District Council

#### Council Tax

Band = F

#### 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

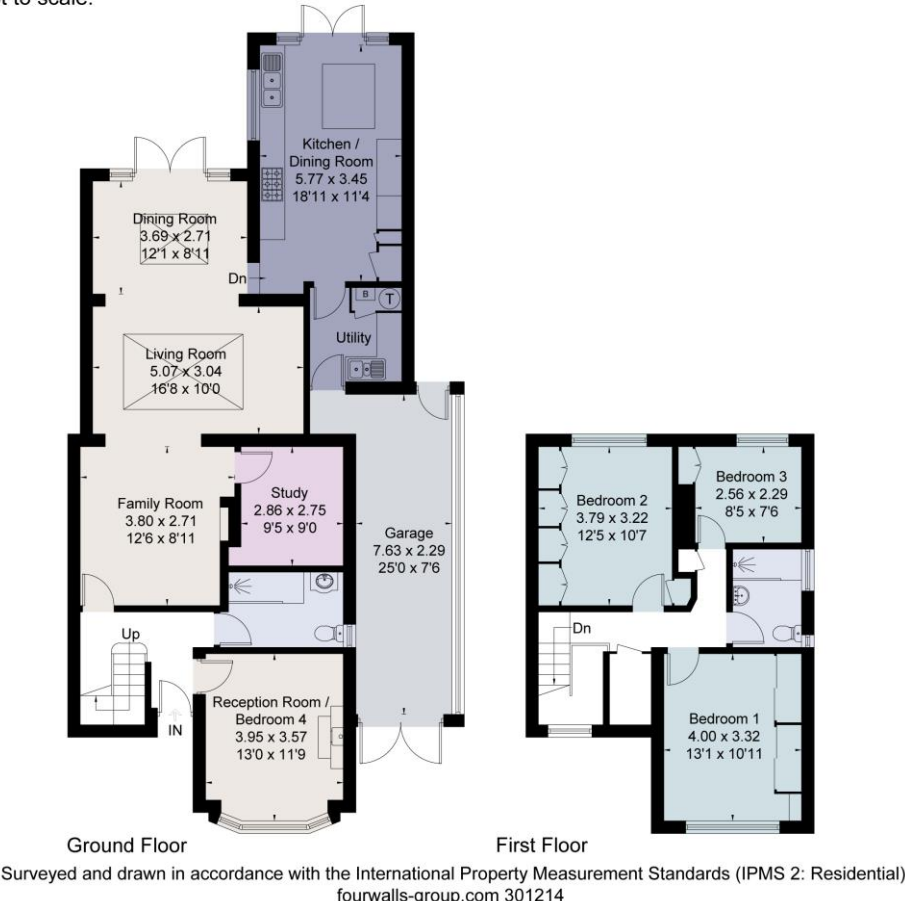
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Approximate Area = 152.8 sq m / 1645 sq ft  
Garage = 19 sq m / 204 sq ft  
Total = 171.8 sq m / 1849 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	75
England, Scotland & Wales	EU Directive 2002/91/EC 	

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