



A stunning detached house situated in an exclusive cul de sac in West Common.

The Warren, Harpenden, Hertfordshire, AL5 2NH

Guide Price £1,850,000 Freehold



Four bedrooms with an option for a fifth • Spacious and flexible accommodation • Scandinavian style 30 year old house • Sitting on a generous plot • An abundance of off street parking set behind gates

About this property

This stunning house built by Scandia Hus approximately 30 years and offers wonderfully spacious and flexible accommodation all designed with a Scandinavian feel.

The ground floor offers a real hub of the home feel with its beautifully presented open plan kitchen/breakfast/family room area, all incredibly well fitted with an extensive range of high end appliances, there is a large and incredibly bright sitting/dining room which features an impressive feature open fireplace. Further accommodation includes a study, which could also be used as a fifth bedroom, a good size utility room and a guest WC.

Arranged on the first floor there are four bedrooms, the main bedroom has access to a well presented en suite shower room, an extensive range of fitted wardrobes and benefits from a double height ceilings and access to a balcony overlooking the gardens. There are two further double bedrooms and a good size single, bedroom two of which has an en suite and a family bathroom.

Externally the house sits on a wonderful plot, there is an extensive lawned garden to the front, a beautiful patio style garden to the rear which also features a studio room, a double car port and an abundance of off street parking all set behind gates.

Local Information

Approx. Mileages: Harpenden mainline station 1.5 miles – St Pancras International from 22 minutes, St Albans 4.3 –miles, London Luton International Airport - 7.3 miles, M1 (junction 9) - 3.5 miles.

The Warren is a lovely residential cul de sac situated on the outskirts of Harpenden within the sought after area of West Common.

Harpenden is an attractive and affluent town, with a bustling high street which offers an excellent range of quality shops, banks, boutiques and restaurants, coupled with a Waitrose and M & S food hall.

Tenure

Freehold

Local Authority

St. Albans City & District Council

Council Tax

Band = H

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







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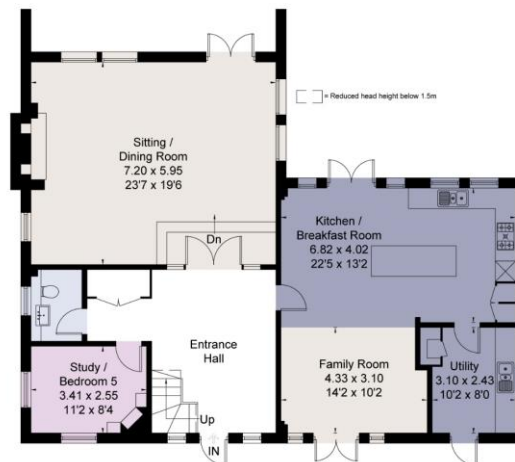
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Kris Smith
Harpenden

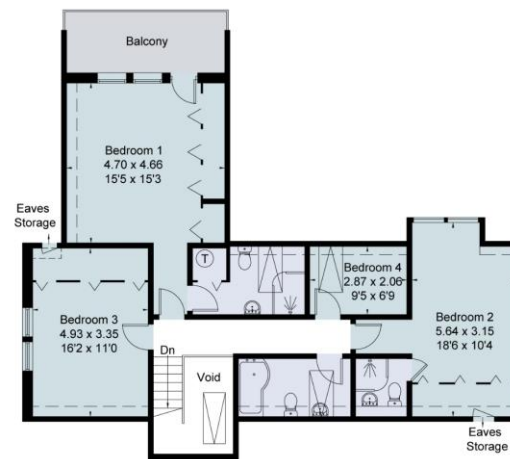
+44 (0) 1582 465 000

kris.smith@savills.com

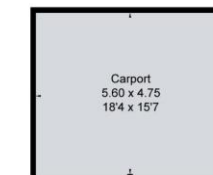
Approximate Area = 222.1 sq m / 2391 sq ft
Studio = 22.1 sq m / 238 sq ft
Total = 244.2 sq m / 2629 sq ft (Excluding Carport / Void)
Including Limited Use Area (9 sq m / 97 sq ft)
For identification only. Not to scale.
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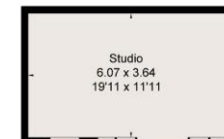
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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-)	63	70
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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