

Aldwickbury Crescent, Harpenden,
Hertfordshire



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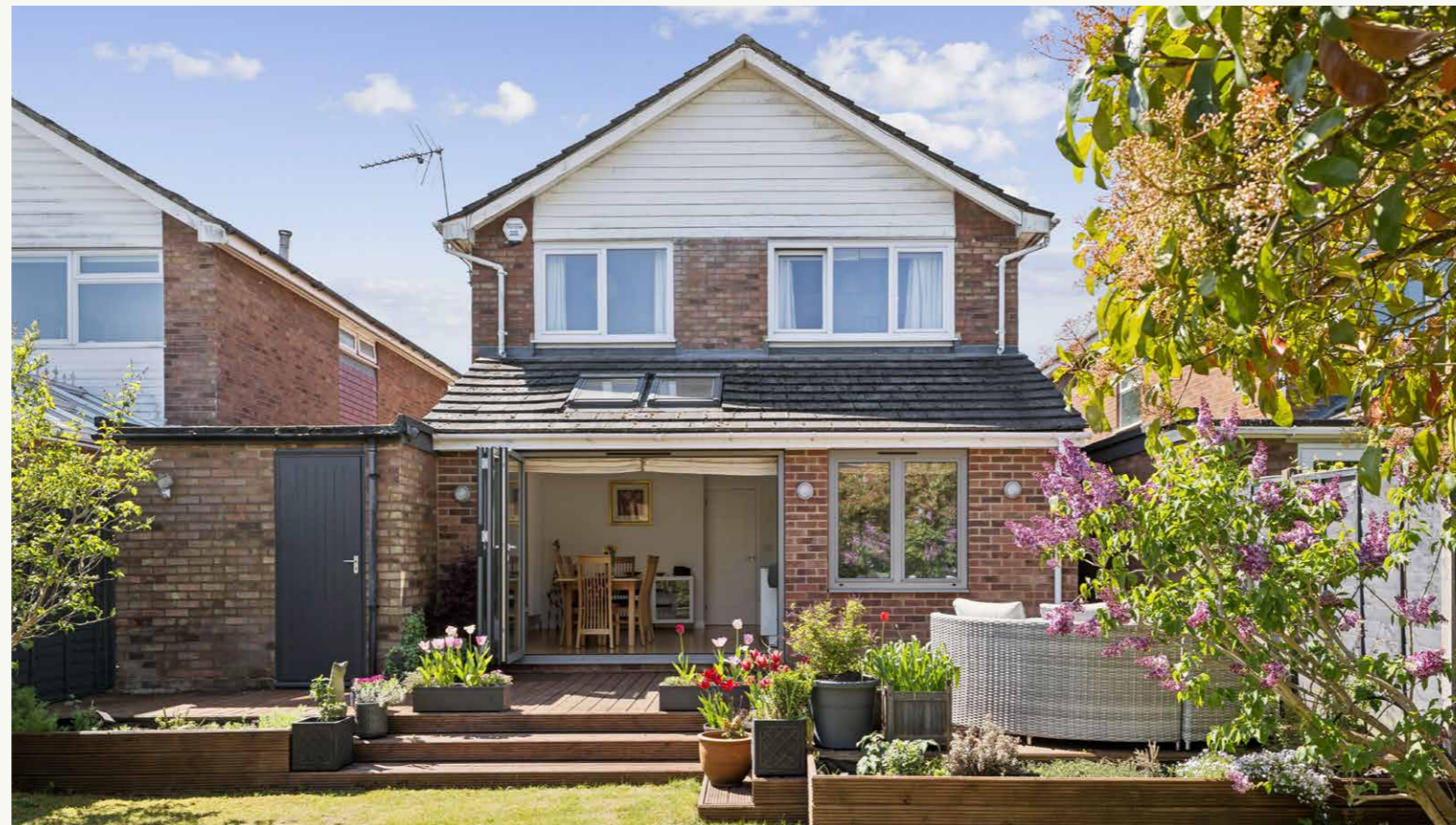
A beautifully appointed detached four-bedroom family home, with enclosed gardens, in a popular area of Harpenden.

Property description

Situated on a popular Harpenden crescent, this spacious home, offers excellent accommodation for family life, providing well-appointed, tasteful interiors. The property has also been recently modernised to include premium features such as wooden flooring, underfloor heating in the bathrooms, a water softener and electric car charging. It also benefits from security features including an alarm system and CCTV.

To the front, a spacious sitting room with a large south-facing window provides an excellent space for family living, complemented by the generous open-plan kitchen/dining room to the rear of the property. This beautifully light space is lit from above by Velux windows and features bifold doors, seamlessly extending the indoor living space outdoors onto a charming, decked terrace. The kitchen area features sleek white, Alno cabinetry, with smart quartz worktops. There is a range of integrated appliances, including a Siemens double oven and hob. There is also space for formal dining, creating a wonderful area for entertaining. An adjacent utility room provides space for laundry appliances, and a cloakroom is tucked to one side of the entrance hall. There is excellent storage space throughout the property including a good sized under stairs cupboard, large utility room, airing cupboard, garage, boarded out loft with shelving and built in shelving in the living room.

On the first floor, the principal bedroom benefits from useful built-in wardrobes and a smart en-suite bathroom. Three further bedrooms are served by a well-appointed family bathroom.



The property is attractively presented and approached via a block-paved driveway, providing access to a covered entrance porch and a garage set slightly back from the house. To the front, there is a charming area of lawn with thoughtful planting and mature hedging, creating an appealing first impression. The landscaped rear garden is fully enclosed by fencing and neatly clipped hedging, offering a good degree of privacy. A generous deck provides an ideal space for al fresco dining and outdoor entertaining, with steps leading down to an immaculate lawn. Well-established shrubs and planting add seasonal colour, texture and dappled shade throughout the year. The garden also benefits from convenient rear access to the garage.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools such as High Beeches Primary School, Crabtree Junior and Infants School, Katherine Warrington, Sir John Lawes, and St Georges, with further options accessible in nearby St Albans or Hemel Hempstead. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

Postcode region: AL5

General

Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,527 sq ft (141.9 sq m)

Four bedrooms

Open plan Kitchen/dining room

Attractive enclosed garden

Garage and driveway parking,
with EV Charging

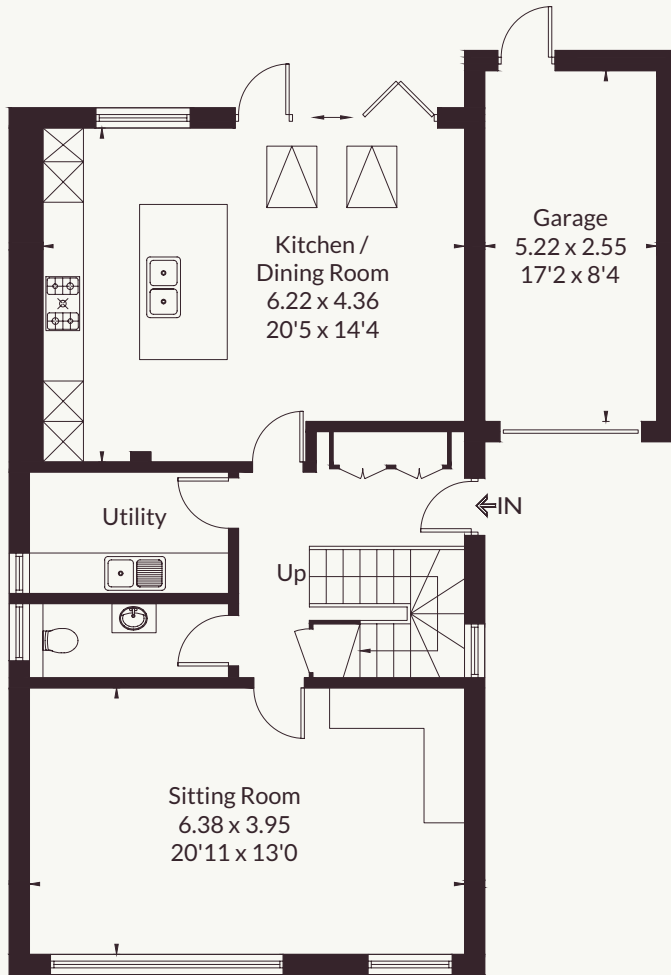
Freehold | Residential

Close to excellent schools

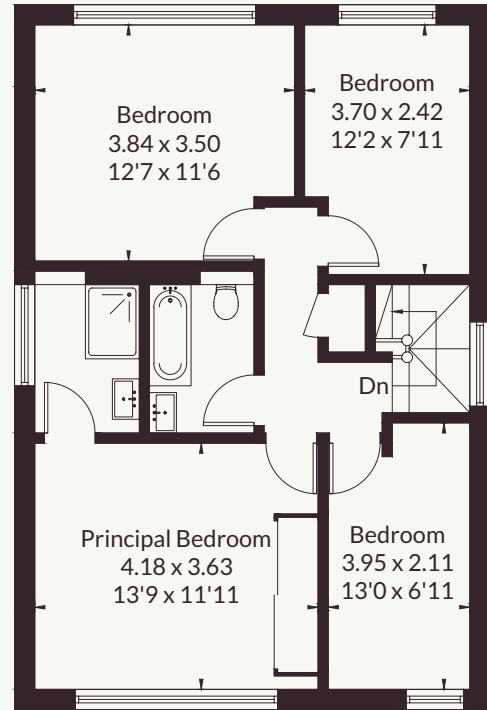
Guide Price £1,200,000



Approximate Floor Area = 141.9 sq m / 1527 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 155.2 sq m / 1670 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107154

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