



57 Barnfield Road
Harpenden, Herts

A semi-detached 1930s home close to the heart of Harpenden, with off-street parking, a south-facing garden and a modern and spacious layout.

The light-filled home is perfect for family life, combining spacious living spaces and character features with a great setting that's well connected to schools and amenities.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARDEN OFFICE



GARDEN



FREEHOLD



RESIDENTIAL



1,393 SQ FT



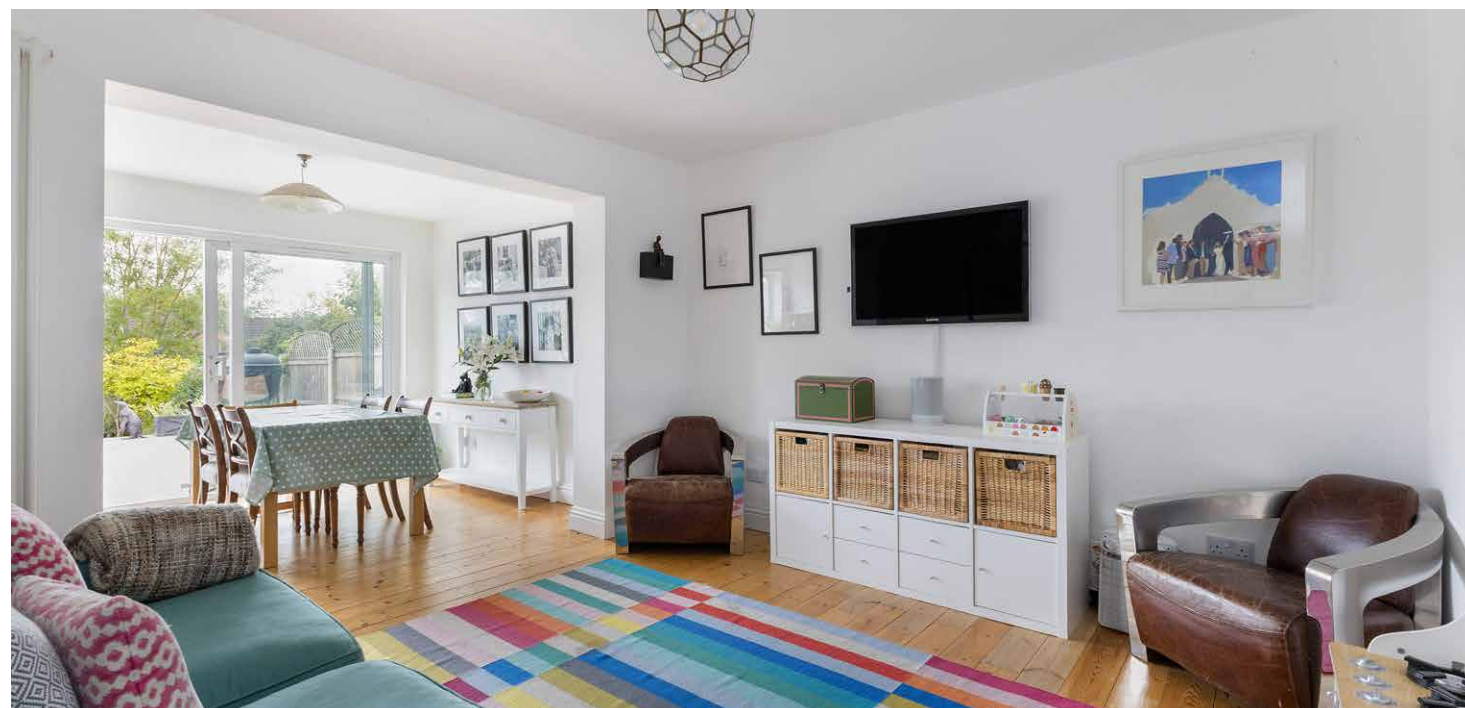
OFFERS IN EXCESS OF £1,000,000



The property

The property is well positioned on a charming road, providing an attractive first impression. Internally the house is equally well appointed and benefits from a number of premium features, which complement a relaxing and timeless décor scheme. The house is immaculately presented and ready for immediate occupation. Downstairs there are two reception rooms, including a cosy sitting room at the front of the house with a wood-burning stove and a separate, light-filled family room which is open plan to a dining room and kitchen. The latter has an AGA stove and wood floors, with doors leading to the rear garden providing the ideal space for entertaining in the warmer months. An adjoining utility room has space for laundry machines, and there is a useful cloakroom tucked under the stairs.

The bedrooms are arranged over the first and second floors, including two generous doubles on the first floor together with a smaller double bedroom and a family bathroom. On the second floor there is a lovely principal suite with its own bathroom and south-facing Juliet balcony affording far-reaching views over the garden and beyond.



Outside

The house is set behind a private driveway with further parking available on Barnfield Road. Steps lead down to the front door and around the side of the house to the rear garden, which has a favourable southerly aspect and is landscaped to suit families and couples: an elevated terrace enjoys lovely views down the garden and leads to an area of lawn bordered to either side by mature trees and shrubs. At the end of the garden there is a detached office and shed, fronted by an area of gravel. This offers storage and the ideal homeworking space which could work equally well as a playroom, gym or studio.

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, 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.



Distances

- Harpenden town centre 1 mile
- Wheathampstead 2.8 miles
- Redbourn 3.2 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station
- St Albans Abbey Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre

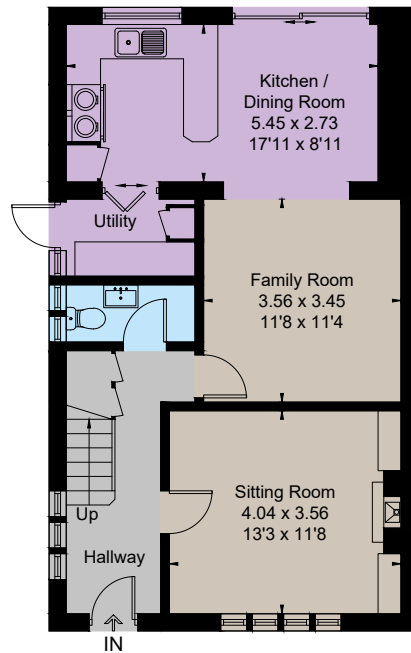
Nearby Schools

- Crabtree Infants' and Junior School
- High Beeches Primary School
- Wood End School

- Roundwood Primary School
- Roundwood Park School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School

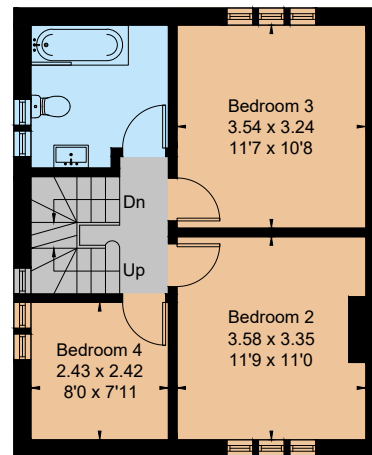


Approximate Floor Area = 129.4 sq m / 1393 sq ft
 Shed / Garden Office = 24.8 sq m / 267 sq ft
 Total = 154.2 sq m / 1660 sq ft

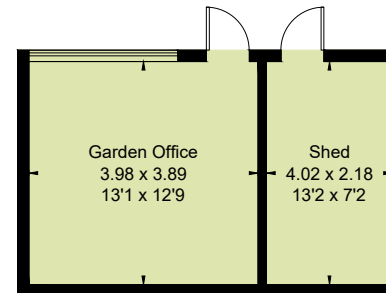


Ground Floor

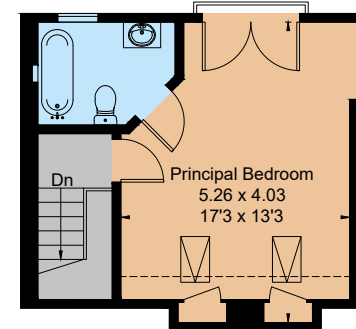
[] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Second 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 #99578

Floorplans

Main House internal area 1,393 sq ft (129.4 sq m)

Garden office internal area 267 sq ft (24.8 sq m)

For identification purposes only.

Directions

AL5 5TH

what3words: ///fans.reveal.ritual

General

Local Authority: St Albans City & District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, drainage and water.
 Gas-fired central heating.

Council Tax: Band E

EPC Rating: D

Harpenden

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