



# 2 Beeson End Cottages

Beeson End, Harpenden, Hertfordshire










**STRUTT  
& PARKER**

BNP PARIBAS GROUP



A charming semi-detached property backing onto open countryside at the southern edge of Harpenden.

A traditional semi-detached property that has been elegantly updated, combining local character with contemporary finishes to create a superb family home. Set in a peaceful location between Harpenden and St Albans, it is ideal for commuters seeking tranquillity with the convenience of excellent nearby road and rail links.

|  |  |   |
|--|--|---|
|  <b>3 RECEPTION ROOMS</b> |  <b>4 BEDROOMS</b>  |  <b>2 BATHROOMS</b>                |
|  <b>GARDEN</b>            |  <b>0.115 ACRES</b> |  <b>FREEHOLD</b>                   |
|  <b>RURAL</b>             |  <b>1,467 SQ FT</b> |  <b>GUIDE PRICE<br/>£1,395,000</b> |

The property

One of six cottages in this peaceful rural setting, this newly renovated property features four bedrooms and a sunny garden. Its character is evident from the outset, with traditional brickwork, tiled roof, and a covered entrance porch sheltering the main door. Inside, the door opens into a welcoming and well-proportioned reception hall with a front-facing window, a cloakroom, and stairs rising to the first floor.

Adjacent to the hall is the sitting room, which features a side-facing window. The main living space lies to the rear of the property, where a spacious L-shaped kitchen/dining/family room forms the heart of the home. This well-planned room offers areas for informal seating near French doors opening to the side, a dining area with dual-aspect views and a skylight for additional natural light, and a newly fitted kitchen with French doors leading out to the south-facing rear terrace. The kitchen, complete with a central island and breakfast bar, includes a Belling range cooker and sleek, contemporary units that lend a clean, elegant

finish. An adjacent utility room offers space for appliances along with additional storage.

On the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom that enjoys views over the rear garden and the open equestrian land beyond. This room also benefits from a stylish en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, completing the accommodation on this level.



## Outside

The property is approached from the road via a gravelled driveway and parking area. A young laurel hedge is on one side and a mature mixed hedge to the other, while recently planted herbaceous beds to the front of the property add colour and interest. Approached alongside the property is access to the rear garden, with a large south-facing terrace that provides an outdoor entertaining area adjacent to the kitchen, and a lawn that extends towards the large, maturing herbaceous bed full of colour and variety, with trees that frame the view south over the field and copse beyond the garden fence.

## Location

Beeson End Lane lies on the southern edge of Harpenden, surrounded by open countryside yet within easy reach of the town centre and station. 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, with independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School.



## Distances

- Harpenden town centre 1.5 miles
- St Albans 5.5 miles

## Nearby Stations

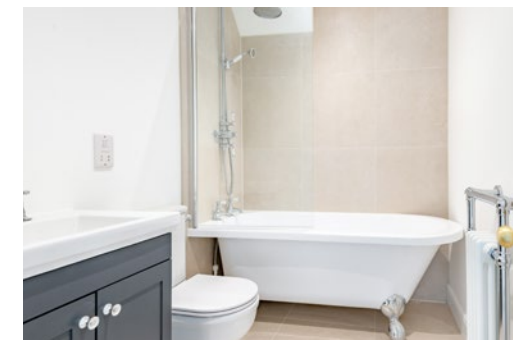
- Harpenden
- St Albans

## Key Locations

- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle
- Hatfield House
- Shaw's Corner (National Trust)

## Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's
- Sir John Lawes
- Aldwickbury
- St Hilda's
- The King's
- St Albans High School for Girls
- St Albans Boys School







The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 1,467 sq ft (136 sq m)

For identification purposes only.

## Directions

AL5 2AA

what3words: ///looked.driven.splash - brings you to the driveway

## General

**Local Authority:** St Albans District Council

**Services** All mains, gas, electric and water are connected. Drainage is on a cesspit with 6 other properties. The cesspit is pre 1983 brick built well, with separate soak aways for rainwater,

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

**Council Tax:** E

**EPC Rating:** D

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

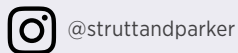
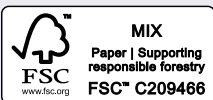
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## Harpenden

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