

Burywick, Harpenden



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A substantial five-bedroom family home in sought-after West Common, bordering lovely open countryside.

Situated in a popular area for families, this well-proportioned family home offers plenty of space inside and out. The house was built in the 1960s and later extended in 2010 to create additional space over both the ground and first floors. The 3,000 sq ft residence offers further potential for converting the garage to additional living space, subject to permissions, with part of the wiring already in place.

Downstairs, the ground floor is accessed via a welcoming entrance hall leading to a good-size sitting room, a home office and a fabulously spacious 30ft family/dining room, with bifold doors opening to the rear garden. This is open plan to the modern and well-appointed kitchen, which features cabinetry by Crown Kitchens, engineered wood floors, a breakfast bar and a range of integrated NEFF appliances ideally configured for family life. Behind the kitchen there is a useful utility room with space for laundry machines and access to the garden. The ground floor also benefits from a cloakroom with WC and a boot room opening to the integral garage.

Upstairs the five bedrooms are all a good size, in particular the principal bedroom which also enjoys delightful southwest-facing views from a Juliet balcony and an en suite shower room. A second en suite double bedroom is ideal for visiting guests or older children, while the remaining three bedrooms share a family bathroom.

Facing southwest, the rear gardens are ideally oriented for the best natural light, capturing the sun for most of the day. A spacious lawn is bordered by an attractive variety of mature trees and shrubs, with an area of wooden panel fencing at the far boundary.

3,071 sq ft (285.3 sq m)

Modern interiors

Five bedrooms, including two en suite

Bordering attractive countryside

Attached garage and private parking

South-west facing garden

Freehold

Guide price £1,825,000



The result is a very private feeling to the outside space, while not obstructing the light. Adjoining the house, a sizeable decking area is partly elevated, enjoying lovely views towards the fields at the rear. The garden wraps around the side of the house where there is a further lawned area and additional shrub borders.

The property is approached over a generous gravel driveway with space for several cars, which also provides access to the attached garage.

Location

West Common is one of Harpenden's most desirable residential areas, prized for its leafy surroundings, generous plots and peaceful atmosphere. Bordering the open countryside of Harpenden Common, it offers a rare balance of tranquillity and convenience, with the town centre, mainline station and an excellent choice of highly regarded schools all within easy reach. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks & 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.

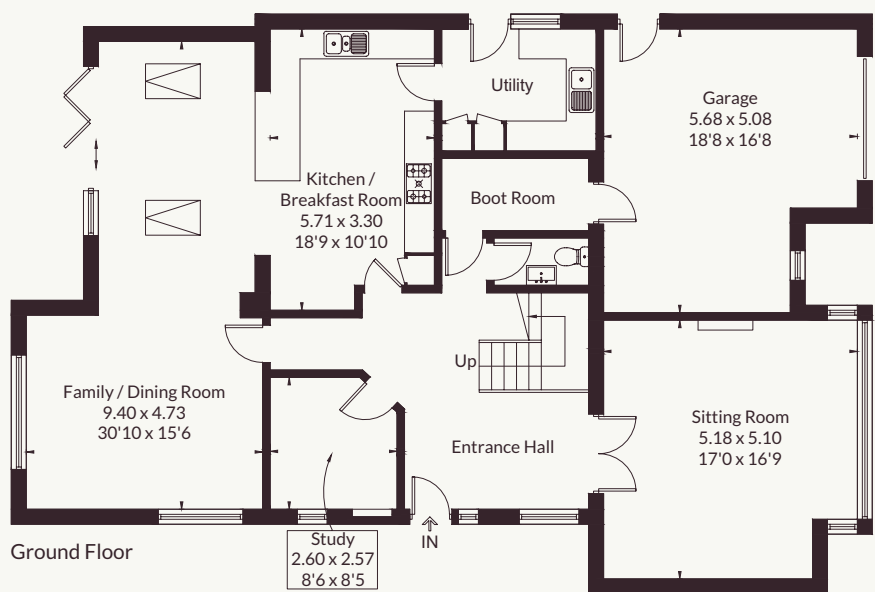
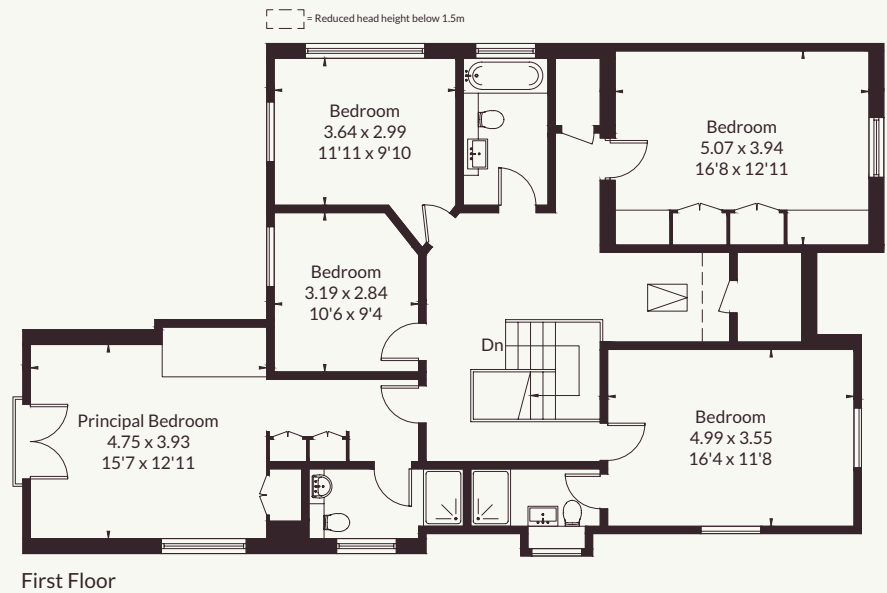
Postcode region: AL5

General

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



Approximate Floor Area = 285.3 sq m / 3071 sq ft (Including Garage)



Strutt & Parker Harpenden

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