



5 Carisbrooke Road  
Harpenden, Hertfordshire.



## An attractive characterful detached home with a generous garden in a peaceful yet central setting.

This charming 1920's built family home offers a flexible layout, featuring interconnecting reception areas and three bedrooms and a study. The property is located in a desirable central location and offers tremendous scope for extension subject to planning permission. It is complemented by established front and rear gardens, as well as a detached garage.



**2 RECEPTION ROOMS**



**3 BEDROOMS  
1 STUDY**



**1 BATHROOM**



**GARAGE**



**0.176 ACRES**



**FREEHOLD**



**TOWN**



**1,402 SQ FT  
(130 SQ M)**



**GUIDE PRICE  
£1,895,000**

### The property

5 Carisbrooke Road is an attractive detached home offering well-proportioned accommodation, arranged across two light-filled floors. The property successfully combines original features with a practical and thoughtfully designed layout, providing an ideal setting for comfortable family living.

The home is accessed via two porches, one to the side and one to the rear. From the porches, glazed timber doors open into a welcoming reception hall featuring a staircase with a timber balustrade and useful storage spaces. Panelled doors lead to the principal rooms, while a cloakroom is conveniently positioned beneath the stairs.

The sitting room is generously proportioned and centred around a fireplace with a raised hearth. On either side of the chimney breast are recessed shelving and attractive stained-glass windows. A deep bay window offers a pleasant front aspect and allows excellent natural light to flood the space. An open archway leads to the dining room, which provides

ample space for a large dining table and additional furniture. A bay window and a picture rail add to the room's character. The open layout creates a generous, connected environment, ideal for both entertaining and everyday living. The kitchen is fitted with a range of units, tiled splashbacks and spacious work surfaces. There is also space for a breakfast table.

Upstairs, the accommodation comprises three bedrooms, including the generously proportioned principal bedroom with a front-aspect bay window. There is also a study with garden views, suitable for use as a home office or occasional bedroom. A family bathroom and a separate WC complete the first floor.





## Outside

The property is set back behind a low brick wall and approached via a gravel driveway which leads to a detached garage. The front garden is mainly laid to lawn and features shaped borders with established shrubs and seasonal planting. A central path leads to an entrance porch. To the rear, the generous garden is arranged with a central lawn bordered by hedging and planting beds. A paved path leads through the garden to a circular planted bed and mature specimen tree at the centre. Toward the rear boundary, a low stone wall encloses a raised seating area with shaped beds and trellis fencing. A bench seating area is set within a sheltered corner, and a timber garden shed offers additional storage.

## Location

Harpenden offers comprehensive high street and independent shopping and supermarkets including Sainsbury's, Waitrose and Marks and Spencer, together with restaurants and coffee shops. Sporting and leisure facilities include a sports centre with indoor pool, three golf courses, rugby, tennis, bowling and cricket clubs and cycling, riding and walking

routes in the Woodland Trust's Heartwood Forest and Rothamsted Estate. Comprehensive amenities can also be found in Luton, St. Albans, Welwyn Garden City, Hemel Hempstead and Watford. Communications links are excellent: Harpenden station offers direct services to London and the M1 gives access to major regional centres and the motorway network.



## Distances

- Harpenden High Street 0.75 mile
- St. Albans 5 miles
- Welwyn Garden City 6 miles

## Nearby Stations

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

## Key Locations

- Rothamsted Manor
- Harpenden Common
- Batford Springs Nature Reserve
- Stockwood Discovery Centre
- Verulamium Museum and Park
- St Albans Cathedral
- Heartwood Forest
- Knebworth House and Gardens

- Shaw's Corner (National Trust)
- Whipsnade Zoo

## Nearby Schools

- The Grove Infant and Nursery
- St. Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- Manland School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- Beechwood School
- 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

Main House internal area 1,402 sq ft (130 sq m)  
Garage internal area 143 sq ft (13 sq m)  
Shed internal area 96 sq ft (9 sq m)  
Total internal area 1,641 sq ft (152 sq m)  
For identification purposes only.

## Directions

AL5 5QS  
what3words: ///logic.jeeps.gangs - brings you to the driveway

## General

Local Authority: St Albans Diistrict Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

EPC Rating: E

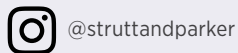
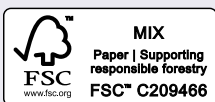
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## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

**01582 764343**

harpenden@struttandparker.com  
struttandparker.com



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