

33 Churchfield

Harpenden, Hertfordshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious, semi-detached family home on a sought-after cul de sac just over a mile from Harpenden station, with parking and southwest-facing garden.

This light-filled home was built in the 1950's and has been extensively improved over the years to create a bright and open layout that is ideal for modern family life.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PARKING



GARDEN



FREEHOLD



RESIDENTIAL



1,478 SQ FT



**GUIDE PRICE
£975,000**



The property

The ground floor has good flow, with plenty of space for entertaining. The light entrance hall is welcoming with its two roof lights, leading to a shower room/ WC, a useful storage area for coats, and a cupboard/ kitchen pantry. The kitchen at the front of the house is fitted with Crown joinery and engineered flooring, plus a range of appliances including a Leisure Zenith 110 rangemaster style cooker. The kitchen is open to the dining area which has a wall of glazed bifold doors leading out to the garden, opening up the space to the outdoors during the warmer months. The sitting room is equally blessed with natural light, also with a wall of bifold doors and roof lights, as well as Crittall-style doors from both the entrance hall and dining room adding to the profusion of natural light provided by the south-westerly aspect.

Upstairs, the four bedrooms are arranged together around a central landing and include three good-size double rooms and a fourth smaller bedroom, with the first floor rounded off with a family bath and shower room.



Outside

The house is approached over a private driveway with space for two vehicles; a side gate leads along the side of the house to the rear garden, which is southwest facing and landscaped to include a generous decking terrace and paved patio – ideal for alfresco entertaining – an area of lawn and two storage buildings. These include a wooden shed and a detached garden room added in 2023 which is currently used as a gym but could equally make a fantastic home office.

Location

The house is within easy reach of all the amenities of Southdown, while Harpenden's thriving High Street is about a mile north, together with a 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 1.4 miles
- Wheathampstead 2.5 miles
- Redbourn 3.6 miles
- St. Albans 4.7 miles
- Welwyn Garden City 7.4 miles
- Hemel Hempstead 7.6 miles
- Hatfield 7.8 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
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral

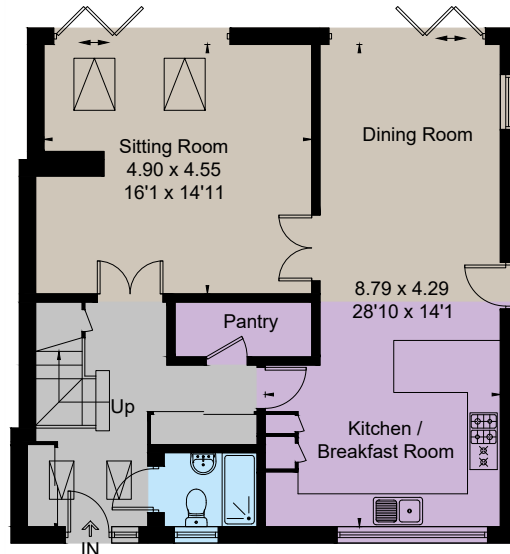
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

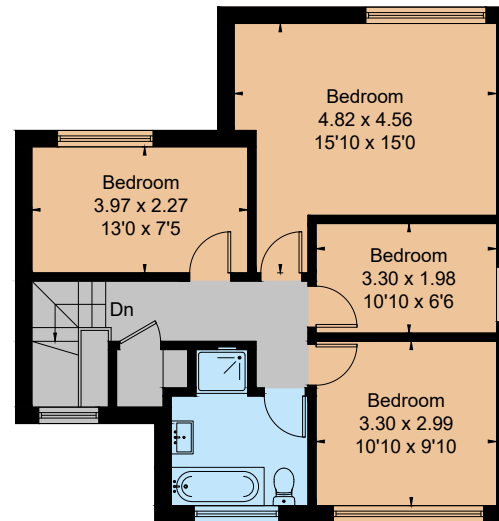
- Wood End School
- Roundwood Park School
- Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



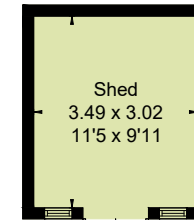
Approximate Floor Area = 137.3 sq m / 1478 sq ft
 Gym = 15.8 sq m / 170 sq ft
 Total = 153.1 sq m / 1648 sq ft (Excluding Shed)



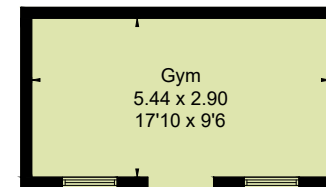
First Floor



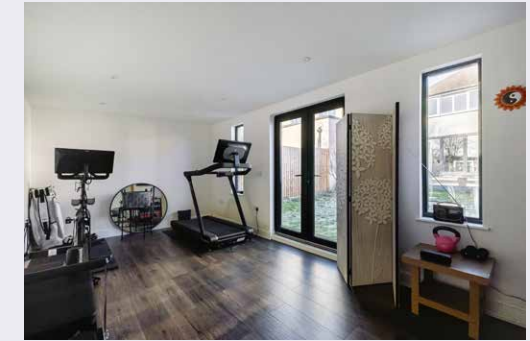
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Floorplans

Main House internal area 1,478 sq ft (137.3 sq m)
 For identification purposes only.

Directions

AL5 1LJ

what3words: ///donor.meal.trucks

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. Underfloor heating.

Council Tax: Band E

EPC Rating: C

Harpenden

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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 #102001

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