10 Clarence Road, Harpenden, Hertfordshire

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A beautifully presented Victorian townhouse with elegant, thoughtfully curated interiors in one of Harpenden's most desirable settings.

Property Description
A beautifully presented Victorian townhouse with elegant, thoughtfully curated interiors in one of Harpenden's most desirable settings.

Built in 1895, this spacious semi-detached family home is positioned on a popular Harpenden street. Arranged over three floors, it combines generous, light-filled accommodation with a wealth of period features, including sash windows, original fireplaces, stained glass and decorative ceiling plasterwork.

Thoughtfully modernised by the current owners, the home blends period character with contemporary style. The property has been rewired and replumbed, with underfloor heating to the kitchen, family room and bathroom, which are complemented by stylish Burlington sanitaryware.

The traditional layout features two reception rooms to the front, including a sitting room with an original fireplace and bay window, opening into a versatile second reception room. To the rear, the open-plan kitchen/dining room is designed for modern family living, featuring sleek cabinetry by Kitchens Limited, a central island, Dekton worktops, integrated Neff appliances and a Franke sink. A dining area sits beside a contemporary gas fire, while the adjoining family room enjoys Velux windows and bi-fold doors opening onto the garden terrace.

The first floor comprises the beautifully appointed principal bedroom with fitted storage and two further bedrooms, all served by a smart bath/shower room. The second floor provides two additional bedrooms and a stylish bathroom with a freestanding bath.

2,611 sq ft (242.6 sq m)
Five bedrooms
Three reception rooms
Attractive enclosed garden
Garage and driveway parking
Freehold | Residential

Guide price £1,650,000

The property retains an attractive and unspoilt Victorian red-brick façade, featuring a recessed porch and decorative timber bargeboards to the second-floor dormer. It's set behind a leafy front garden with wrought-iron railings and mature planting, with a driveway to the side providing off-street parking and garage access.

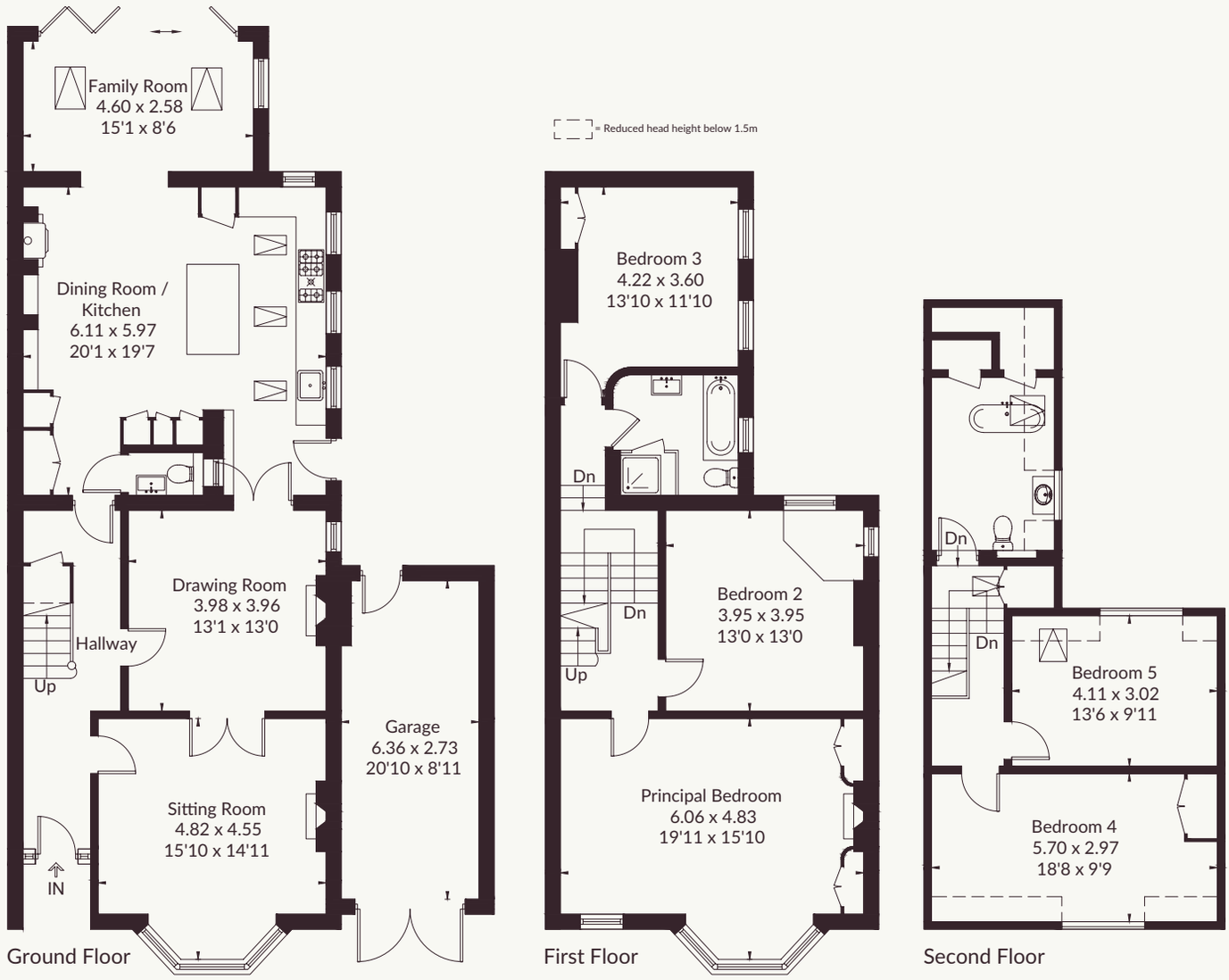
The enclosed rear garden has been thoughtfully landscaped, featuring a terrace for al fresco dining and a low-maintenance artificial lawn framed by well-stocked borders – providing year-round colour and structure. A secluded seating area to one side offers an ideal spot for morning coffee, while a delightful pergola, with a swing, nestles in the opposite corner.

Location
Clarence Road is a highly regarded residential street of attractive Victorian homes, ideally located within easy reach of Harpenden's town centre. 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 three state primary and secondary 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.

General

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

Approximate Floor Area = 224.8 sq m / 2420 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 242.6 sq m / 2611 sq ft



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 #109193

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