



71 Dalkeith Road
Harpenden

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached property with potential to extend subject to planning permission and with mature gardens close to excellent schooling

This is the ideal family home, combining a fantastic family-friendly setting in a great Harpenden location, close to excellent schooling



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARAGE & WORKSHOP



GARDEN



FREEHOLD



TOWN



1,078 SQ FT



**GUIDE PRICE
£1,195,000**



The property

The house was built in the 1950s and has been much loved, with attractively presented gardens to the front which present a lovely first impression. Inside, the house - though dated - is well-maintained. It would be well suited to a buyer looking for a renovation project, offering scope and versatility, for example, converting the attached garage (subject to obtaining the necessary consents). The current layout comprises a central hallway leading to a dining room at the front of the house with a bay window, a separate dual aspect sitting room with the original parquet wood floor and sliding glazed doors to the rear opening to the garden, and a kitchen. There is also a cloakroom with WC tucked under the stairs.

Upstairs the three bedrooms are arranged around a landing - two of the bedrooms benefit from built-in storage. There is also a family bathroom and separate WC.



Outside

The house is set behind a beautifully landscaped front garden, separated from the road by a low wall. Mature bushes and attractively tended flowerbeds feature a variety of blooms add colour and interest. There is a pedestrian path leading alongside the house to a side gate, and a brick-paved driveway bordered by flowers which leads up to the attached single garage.

To the rear, the garden faces southwest and features a useful workshop (also with potential to convert, subject to planning) and a sizeable paved terrace. The good-size lawn is enclosed by wooden panel fencing and a variety of well established trees and shrubs providing a high degree of privacy. At the end, a delightful 'secret garden' has a number of beds creating a charming kitchen garden.

Location

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 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 0.8 miles
- Wheathampstead 3 miles
- Redbourn 4 miles
- St. Albans 5.1 miles

Nearby Stations

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

Key Locations

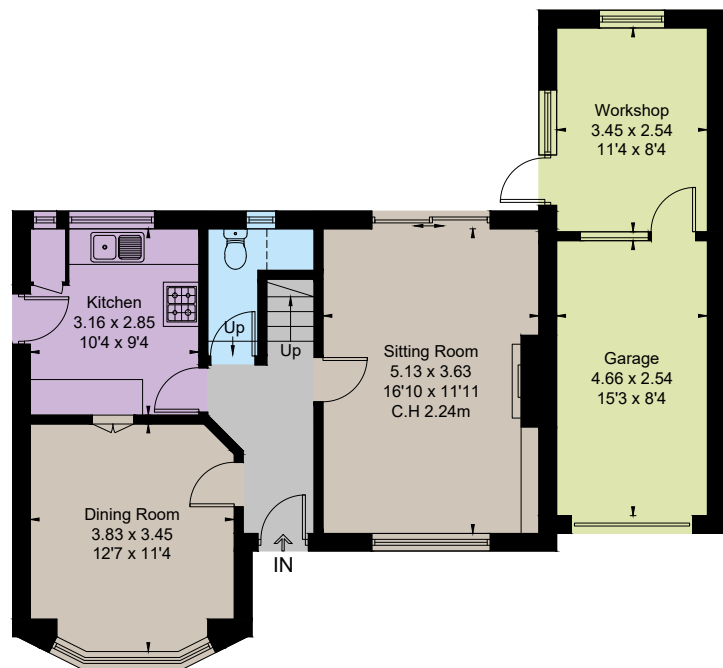
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre

Nearby Schools

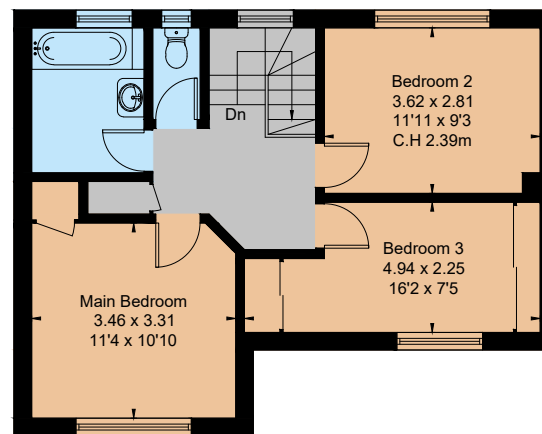
- Crabtree Infants' and Junior School
- Wood End School
- Roundwood Park School
- Beeches Primary School



Approximate Floor Area = 100.2 sq m / 1078 sq ft
 Outbuildings = 21.1 sq m / 227 sq ft
 Total = 121.3 sq m / 1305 sq ft (Including Garage)



Ground Floor



First Floor



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 #98088

Floorplans

Main House internal area 1,078 sq ft (100.2 sq m)
 For identification purposes only.

Directions

AL5 5PP

what3words: ///active.foal.jaws

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.

Council Tax: Band F

EPC Rating: D

Harpenden

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