

East Common, Harpenden



**Strutt
& Parker**

Land and property. Since 1885.

A charming, four-bedroom Edwardian home in a sought-after Harpenden setting, offering well-appointed accommodation and tasteful interiors.

This traditional property occupies a desirable position within a conservation area. It enjoys open views across East Common and nearby St John's Wood, with convenient access to the surrounding green space and local amenities. The home has been thoughtfully modernised, while retaining its original period features.

The property

The property is entered via a glazed door into a porch, leading to a light and welcoming entrance hall, which provides access to three reception rooms and a cloakroom. This home has been sympathetically updated to include beautiful engineered wooden flooring throughout much of the ground floor. To the front, the sitting room features an original open fireplace and a bay window, overlooking the Common. This flows through to the second reception room, which also has an open fire and is currently used as an office, with sliding doors opening onto the garden terrace, allowing natural light to fill the space. The dining room conveniently leads to the kitchen, which enjoys a light and airy feel, with glazing on three aspects. It features bespoke shaker-style cabinetry and a breakfast bar for casual dining, along with a range cooker and a traditional-style butler sink. A charming stable door provides access to the garden.

On the first floor, is a spacious, light landing, with the doors to four bedrooms and the main bathroom, and ladder access to the large boarded loft with electric light. The principal bedroom looks out over the garden and features an en suite shower room. There are three further bedrooms, two of which are double in size with useful built-in storage. The bedrooms to the front of the house enjoy an attractive outlook over East Common and St John's Wood beyond. All are served by a smart family bathroom, complete with a walk-in shower and a roll-top bath. The bathroom also benefits from underfloor heating.



Location

East Common offers traditional period homes nestled within a quiet, leafy, unspoilt environment in the desirable area of Southdown. This area is particularly sought-after for its welcoming, community-focused atmosphere, centred around a range of local shops, cafés and pubs that provide a vibrant neighbourhood hub. Positioned alongside Harpenden Common, the area enjoys direct access to over 200 acres of open green space, ideal for walking, running and cycling, while also being home to the highly regarded Harpenden Common Golf Club, further enhancing its lifestyle appeal.

Harpenden itself 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 an excellent range of classes and an indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. More extensive opportunities for cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

Postcode region: AL5

Outside

This home enjoys a wonderful setting and outlook, with green and open space all around. Tucked away, the house is set behind an attractive front garden that flows seamlessly onto East Common, allowing direct access to the open space. The property features a traditional brick façade complemented by red clay tile hanging. A paved pathway, bordered by lawns and thoughtful plantings leads to the front door.

The delightfully landscaped rear garden is accessed via a gravel pathway. A charming, paved terrace provides the perfect setting for al fresco dining, with steps leading down to the lawn which is bordered by fencing, mature hedging and shrubs that provide year-round interest. The path continues to the rear of the garden, where a summer house offers a versatile space, alongside a shed providing useful storage. Beyond, a gate opens to the property's gravel driveway, offering parking for three vehicles.

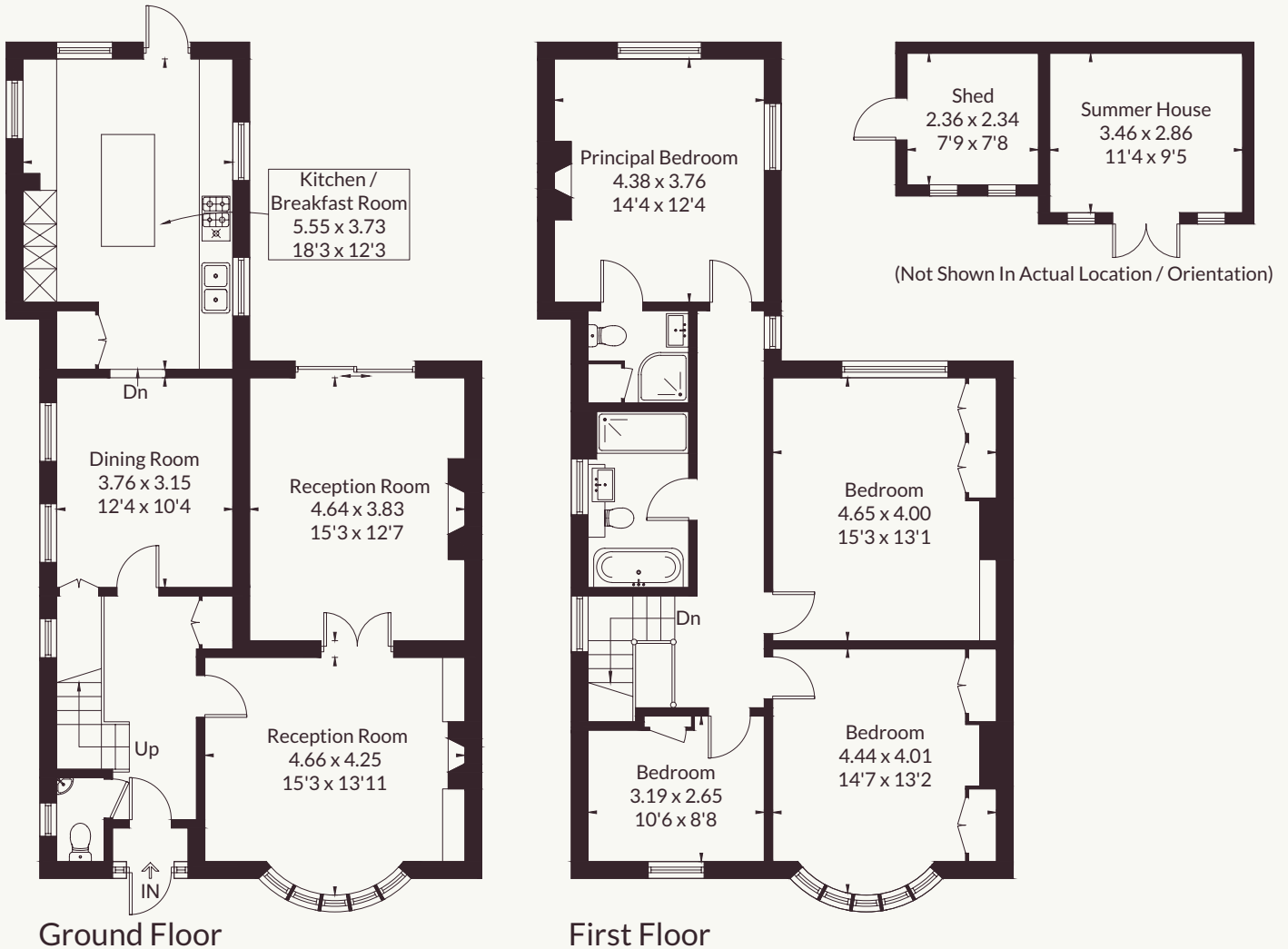
General

Local Authority: St Albans City & 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/>

1,933 sq ft (179.6 sq m)
3 reception rooms
4 bedrooms
2 bath/shower rooms
Summerhouse
Garden | Off road parking
Freehold | Residential
Guide price: £1,695,000



Approximate Floor Area = 169.8 sq m / 1828 sq ft
 Summer House = 9.8 sq m / 105 sq ft
 Total = 179.6 sq m / 1933 sq ft (Excluding Shed)



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 #105122

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