# East Common,
# Harpenden, Hertfordshire

Strutt & Parker

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## A beautifully renovated Victorian home, offering exceptional contemporary interiors in one of Harpenden's most desirable settings.

Thoughtfully redesigned, this elegant Victorian townhouse combines character with refined contemporary design. Part of a terrace, the accommodation is arranged over three floors and offers charming period features including sash windows and an original fireplace, complemented by engineered wood flooring, stylish contemporary lighting and excellent practical spaces throughout.

Designed to create an immediate impression, the open-plan reception room is divided into two versatile living areas. A bay window, mirrored wall and glazed internal window enhance the sense of light, while an original fireplace and fitted cabinetry provide a striking focal point. Beyond, a utility, cloakroom and storage room lead to the exceptional kitchen/dining room. Flooded with natural light by extensive roof glazing, this impressive space features sleek gloss cabinetry, a central island and a range of integrated appliances. Bifold doors open onto the terrace, while the room flows seamlessly into a bright conservatory with French doors to the garden.

The bedrooms are accessed via a striking staircase with glass balustrading. The first floor hosts a beautifully appointed principal bedroom with fitted storage, a further bedroom and a stylish bath/shower room. An attractive double bedroom occupies the second floor.

The property forms part of a charming Victorian terrace, with a landscaped front garden providing a pleasant spot from which to enjoy the outlook.

**1700 sq ft (157.9 sq m)**
**Three bedrooms**
**Two reception rooms**
**Tasteful modern interiors**
**Attractive enclosed garden**
**Driveway parking**
**Freehold | Residential**

**Guide price £1,395,000**

To the rear, the south-facing garden is fully enclosed by characterful brick walls and fencing, creating a private outdoor retreat. Thoughtfully landscaped, it includes a paved terrace for al fresco dining, a lawn and raised planting beds. An attractive outbuilding offers useful utility and storage space. A timber arched rear gate, set beautifully within the original brick walling, adds considerable character and provides access to the paved driveway beyond.

**Location**

East Common offers traditional period homes nestled within a quiet, 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 two hundred 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.

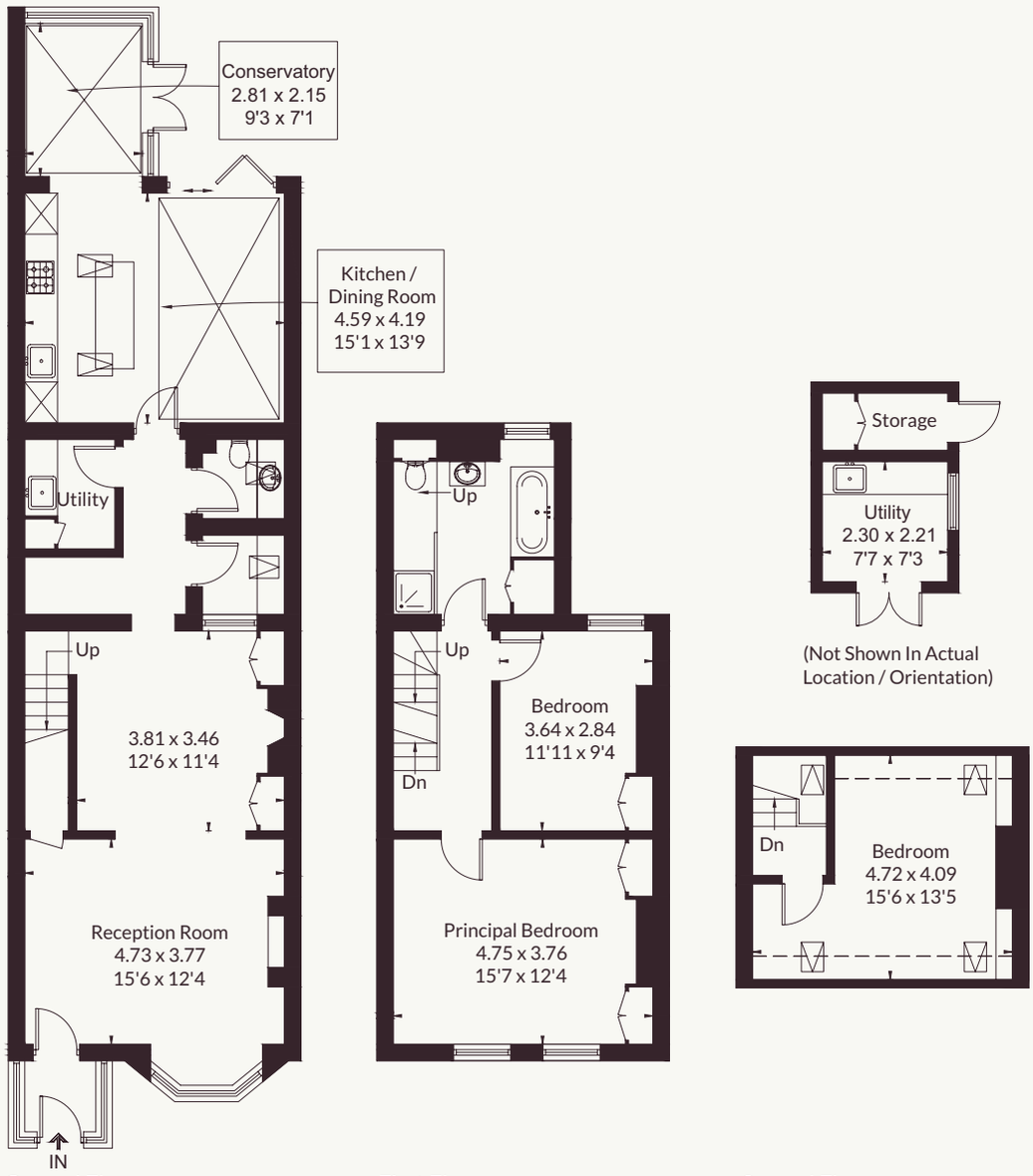
Harpenden itself has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools 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 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.

Postcode region: AL5

**General**

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

Approximate Floor Area = 150 sq m / 1615 sq ft
Outbuilding = 7.9 sq m / 85 sq ft
Total = 157.9 sq m / 1700 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 #110008


## Strutt & Parker Harpenden

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