



8 Eliot Place, Harpenden

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive well-appointed semi-detached home set on a desirable Harpenden private cul-de-sac.

A beautiful four-bedroom family home, set on a private cul-de-sac in a sought-after Harpenden residential setting. The property features elegant, understated styling, décor, and fittings, while outside there are attractive landscaped gardens, all set within easy reach of the town centre and local transport connections.



1 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



1,483 SQ FT



**GUIDE PRICE
£1,200,000**

The property

8 Eliot Place is an impressive semi-detached family home with splendid red brick elevations and a beautifully presented garden. The property provides light, airy living across three levels, all of which have clean, understated styling and high-quality fittings throughout.

The main everyday living and entertaining space is the impressive 24ft rear reception room. This generous dual-aspect room features wooden flooring, a fireplace, and French doors opening onto the rear garden, allowing in plenty of natural light. There is ample space for both a seating area and a dining table, making it ideal for relaxing and enjoying family meals. Also on the ground floor, the kitchen is fitted with sleek modern wall and base units, providing plenty of storage. A central island with a breakfast bar complements the space, along with integrated

appliances including dual ovens, an induction hob, and an extractor hood. Adjoining the kitchen, the utility room offers additional fitted storage, space for further appliances such as a washer and dryer, and access via a side door.

There are three bedrooms on the first floor, the smaller of which is ideal for use as a study with its extensive built-in storage. The principal bedroom is set on the first floor and benefits from a built-in wardrobe and an en suite shower room with floor-to-ceiling tiling. The first floor also has a family bathroom with an over-bath shower. Stairs continue to the second floor, where there is an additional generous double bedroom with dual skylights and an en suite shower room with a rainfall shower and a tall chrome heated towel rail.



Outside

At the front of the property there is a well-presented garden with an area of lawn, a paved pathway leading to the entrance and borders with lavender and various other flowering perennials. At the side, the driveway provides parking space and access to the detached garage for additional parking or home storage. The garden at the rear is beautifully landscaped and features a patio area for al fresco dining, with a split-level lawn beyond, as well as raised beds with various shrubs, hedgerows, and perennials. There is a further patio area towards the end of the garden, while storage space is provided by the timber-framed shed.

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, with independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. 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 0.6 miles
- St. Albans 4.5 miles
- Welwyn Garden City 7.2 miles
- Hemel Hempstead 7.5 miles
- Hatfield 7.8 miles

Nearby Stations

- Harpenden
- Luton Parkway

Key Locations

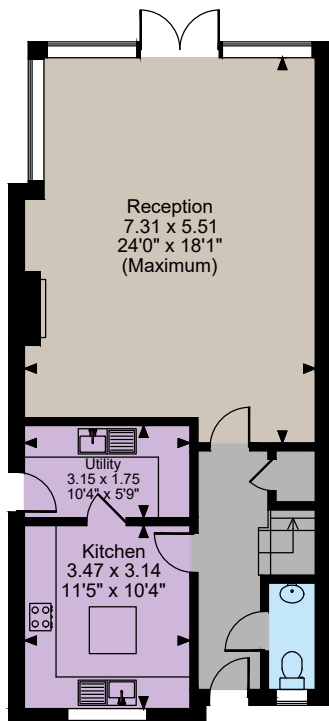
- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle

- Hatfield House
- Shaw's Corner (National Trust)

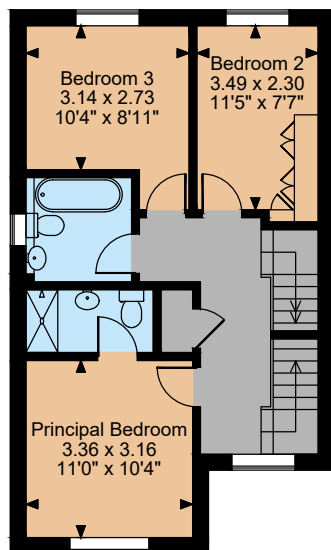
Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Beechwood School
- Crabtree Infants' and Junior
- 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

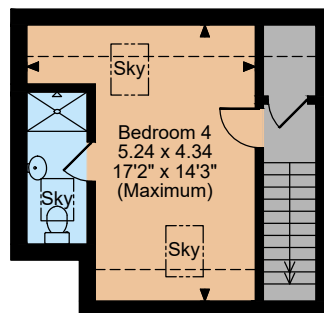




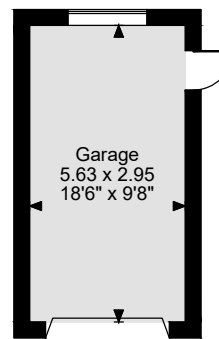
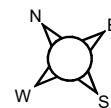
Ground Floor



First Floor



Second Floor



Floorplans

Main House internal area 1,483 sq ft (138 sq m)

Garage internal area 179 sq ft (17 sq m)

Total internal area 1,662 sq ft (154 sq m)

For identification purposes only.

Directions

AL5 5PE

what3words ///device.apron.stone - brings you to the property

General

Local Authority: St Albans District Council

Services: All mains, gas, electric, drainage and water are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: B

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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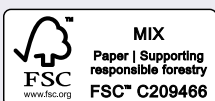
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Harpenden

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