



42 Falconers Field
Harpenden, Hertfordshire

A detached family home with four bedrooms, private parking and mature gardens in a sought-after position close to outstanding schools and enjoying beautiful country views.

The house was built in the 1970s and is situated on a popular cul-de-sac in a lovely neighbourhood. It is in an excellent position for families, close to outstanding schools, footpaths and attractive countryside; while Harpenden station has fast trains to London. The house is very versatile to be adapted to an owner's taste and needs. There is scope to extend into the garage, subject to the relevant planning permission.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



RESIDENTIAL



1,886 SQ FT



**GUIDE PRICE
£1,195,000**



The property

Internally the detached property is well presented and has been well maintained by the vendor, including new flooring and the installation of a cast-iron gas woodburner. The reception rooms at the back of the house are all an excellent size and are positioned to enjoy lovely views over the secluded garden and beyond to the countryside at the rear; all have access to the garden, bringing the outside in during the spring and summer. The sitting room is wonderfully cosy, with tall windows allowing good natural light, while the dining room connects to the kitchen via a set of double doors, creating a generous open plan space for entertaining. The playroom has internal access to the large garage and there is potential to convert the garage to provide access from the kitchen. There is also an office which can double as a fifth bedroom, good storage and a cloakroom with WC.

Upstairs the four double bedrooms and two bathrooms are all a good size. The principal bedroom has an en suite shower room and also benefits from built-in storage.

Outside

The house backs onto open countryside to the rear, over which there are lovely far-reaching views from the garden which is south-west facing and a great spot for entertaining alfresco in the warmer months. A paved terrace leads onto the lawn enclosed by mature trees and shrubs which provide natural privacy. The rear boundary is designed so as not to obstruct views over the adjoining farmland, and there is a gate providing access which joins up with the network of footpaths and cycle paths in Harpenden and beyond. To the front, a herringbone brick driveway provides off-street parking and access to an integrated large garage.



Location

Roundwood is situated in the north of Harpenden, with its own amenities and two good schools, Wood End School and Roundwood Park School, and excellent access to local walks, parks and cycling routes. 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 on the Nickey Line, a scenic disused railway line connecting Hemel Hempstead, Redbourn and Harpenden as part of the National Cycle Network, as well as the Woodland Trust's Heartwood Forest and Rothamsted Estate.



Distances

- Harpenden town centre 1.2 miles
- Redbourn 3.7 miles
- Wheathampstead 4.5 miles
- St. Albans 6.2 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
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo

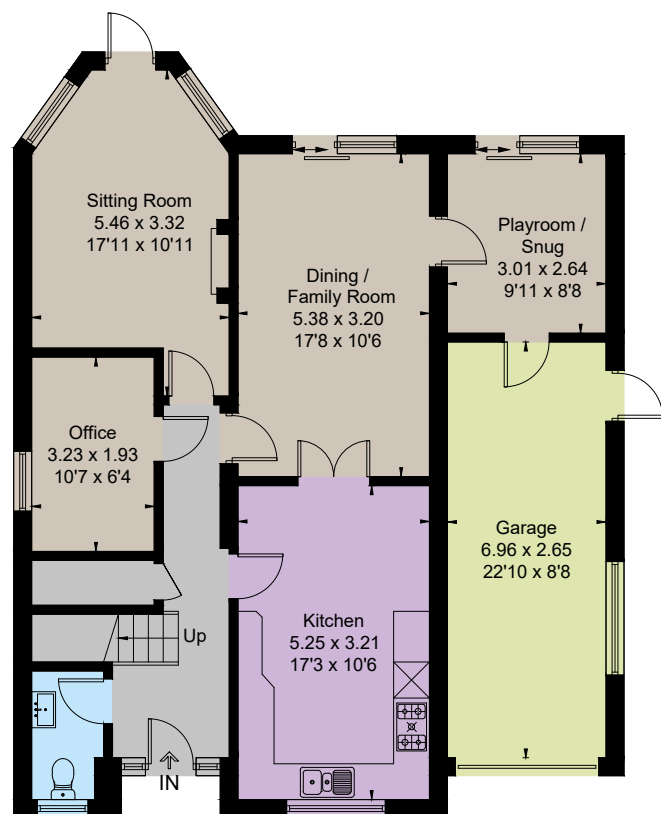
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

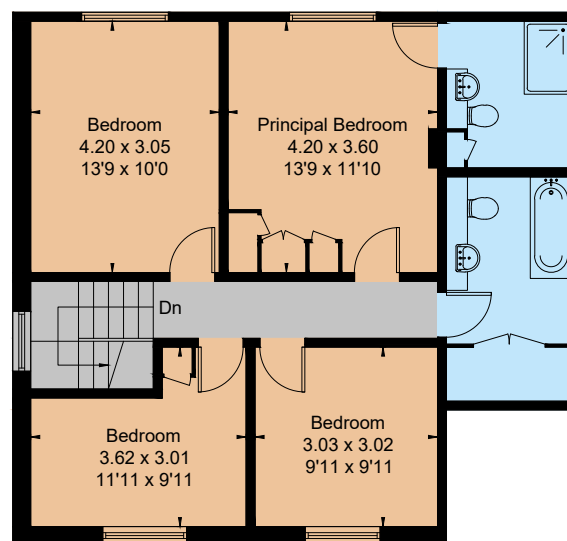
- Wood End School
- Roundwood Park School
- Roundwood Juniors
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 175.2 sq m / 1886 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 #101193

Floorplans

Main House internal area 1,886 sq ft
(175.2 sq m - including garage)
For identification purposes only.

Directions

AL5 3ES

what3words: ///crate.shades.insect

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 G

EPC Rating: D

Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

