

Grant Gardens, Harpenden,
Hertfordshire



Strutt
& Parker

Land and property. Since 1885.

A traditional four-bedroom family home, with an enclosed garden and offering excellent potential for modernisation with the appropriate planning permission.

Property description

This much-loved family home, originally built in the 1970s, is situated in a quiet Harpenden close. It offers well-proportioned, light-filled interiors, together with excellent potential for modernisation by its next owner. Accessed via a spacious entrance hall with a conveniently positioned cloakroom, the accommodation flows beautifully throughout. The kitchen is located at the rear of the property, enjoying a pleasant outlook over the garden and featuring an interesting L-shaped layout. It is fitted with traditional timber cabinetry and includes an integrated oven, dishwasher and gas hob. Roof lights bring in an abundance of natural light, and there is ample space for a family breakfast table. The kitchen opens through an archway into the formal dining room, which in turn offers full-width patio doors leading into the conservatory and further access to the garden terrace. At the opposite end, French doors connect seamlessly to the sitting room at the front of the house. This thoughtful layout creates a wonderful sense of flow and natural light from front to back, providing an ideal setting for both family living and entertaining.

Upstairs, the accommodation is arranged around a spacious landing. The principal bedroom benefits from generous built-in storage, and there are three further double bedrooms, two of which also include built-in wardrobes. One bedroom additionally features a shower. A family bathroom completes the first floor. Overall, the property presents a fantastic opportunity for buyers looking to personalise and update a home in a sought-after residential location.



The property occupies a generous corner plot, offering a pleasant garden that wraps around the side of the home. It is laid mainly to lawn, bordered by a rose bed, mature hedging and featuring a cherry tree as a focal point. The driveway provides ample parking and access to the integral garage, as well as an additional carport/garage that runs the full length of the house. Both spaces offer potential for conversion into additional accommodation, subject to the necessary permissions.

The rear garden features a paved terrace for al fresco dining and relaxing and an area laid to lawn. Fully enclosed by walls and fencing, it also includes a range of flower beds thoughtfully planted to provide year-round colour and interest. A greenhouse is tucked to one side.

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.

Postcode region: AL5

General

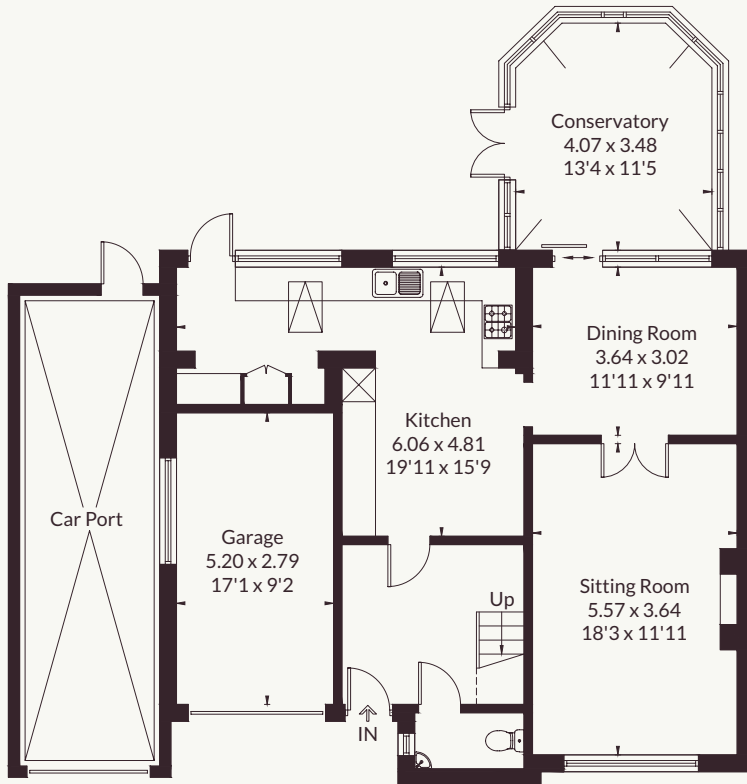
Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,529 sq ft (147.9 sq m)
Four bedrooms
Three reception rooms
Attractive enclosed garden
Carport | Garage
Freehold | Residential

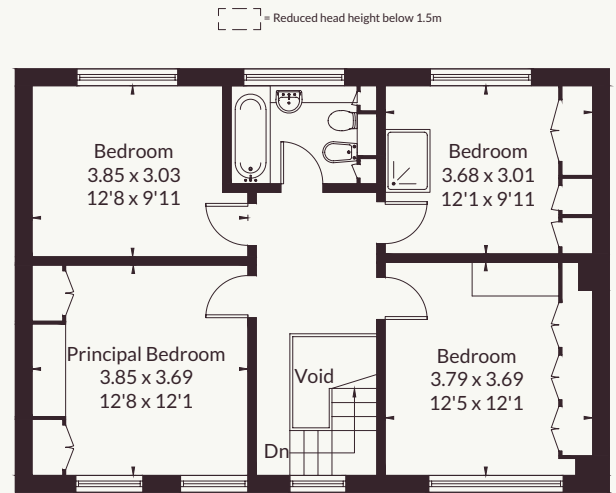
Guide price £1,295,000



Approximate Floor Area = 147.9 sq m / 1592 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 162.5 sq m / 1749 sq ft (Excluding Void / Carport)



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 #107417

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