



33 Harpenden Road
St Albans, Hertfordshire

STRUTT
& PARKER
BNP PARIBAS GROUP

A beautifully presented family home in a desirable setting close to the open green space of Bernard's Heath

A splendid four-bedroom detached family home with elegant modern styling and high-quality contemporary. Located just over half a mile north of St. Albans city centre, yet within easy reach of the beautiful surrounding countryside and local transport connections, the property occupies a highly desirable and convenient setting.



**2 RECEPTION
ROOMS**



4 BEDROOMS



**3 BATHROOMS
+ ENSUITE WC**



**DOUBLE
GARAGE**



GARDEN



FREEHOLD



CITY



1,434 SQ FT



**£950,000
GUIDE PRICE**



The property

33 Harpenden Road is a beautifully presented family home, offering almost 1,500 sq. ft of attractive arranged across three elegantly appointed levels. It includes light, airy living space with understated yet attractive modern décor and fittings throughout.

The main formal reception room is the sitting room, located at the front of the ground floor and providing plenty of space in which to relax. There is a large bay window welcoming sunlight, as well as recessed LED lighting and a contemporary fireplace, adding to the laid-back atmosphere. The open-plan reception room and dining area at the rear provides further everyday space in which relax or entertain, with its tiled flooring and extended, conservatory-style dining area with exposed brickwork, skylight overhead and bi-fold

doors opening to the rear garden. The kitchen adjoins the reception and dining area, extending the open-plan layout and featuring sleek contemporary fitted units in black, wooden worktops, a breakfast bar and integrated appliances by Bosch.

On the first floor there are three well-presented double bedrooms, including the generous principal bedroom with its en suite shower room. One first-floor bedroom benefits from extensive built-in storage, while the first floor also has a large family bathroom with floor-to-ceiling tiling, a bathtub and a separate shower unit. Stairs continue to the second floor, where there is an additional double bedroom with two large skylights, built-in wardrobes, and an en suite shower room leading to eaves storage.



Outside

At the front of the property, a gated pedestrian entrance opens to the front garden, where there is a paved pathway leading to the entrance, with an area of lawn and borders of established shrubs and hedgerows for a sense of privacy. The garden at the rear has a patio area for al fresco dining, with an area of lawn beyond and a further patio in the corner of the garden, providing a peaceful and relaxed seating area. The gardens are bordered by beds with various established hedgerows, and enclosed by high timber fencing. Parking is available to the rear, off Batchwood Drive, where there is a shared parking area and access to the detached double garage.

Location

The property is located in a desirable position in the north of the city, less than a mile from the city centre, with its wealth of amenities including shopping and leisure activities. Both the Abbey and Verulamium Park are close at hand, as is the open green space of

Bernard's Heath. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.



Distances

- St. Albans city centre 0.8 miles
- Harpenden 3.6 miles
- Hatfield 5.2 miles
- Hemel Hempstead 6.0 miles
- Welwyn Garden City 8.0 miles

Nearby Stations

- St Albans City
- St Albans Abbey
- Park Street
- How wood
- Bricket Wood
- Harpenden

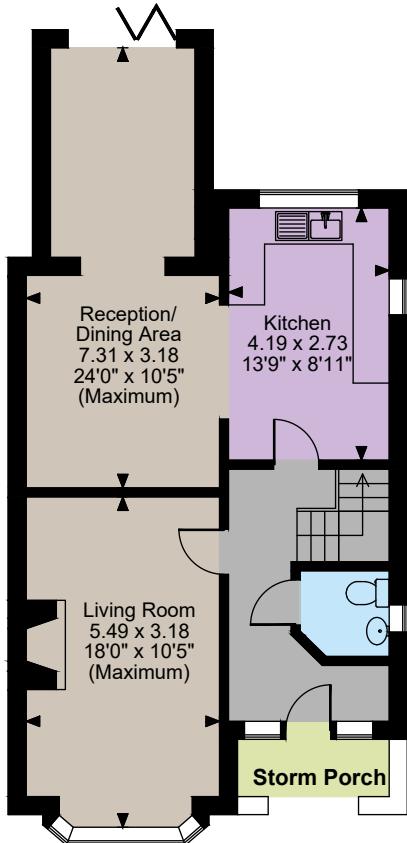
Key Locations

- Verulamium Park
- University of Hertfordshire (Hatfield)
- Knebworth House

Nearby Schools

- Loreto College
- Maple Primary School
- Cunningham Hill Schools
- Verulam School
- St Albans High School for Girls
- St Alban & St Stephen Catholic Primary School & Nursery
- Alban City School
- Bernards Heath Infant and Nursery School
- Fleetville Junior School
- Fleetville Infant and Nursery School
- St Albans Independent College
- St Columba's College
- St Albans Girls' School
- Sandringham

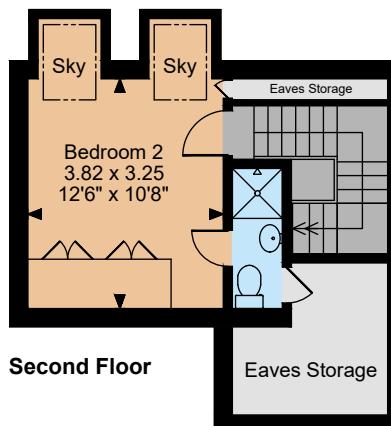
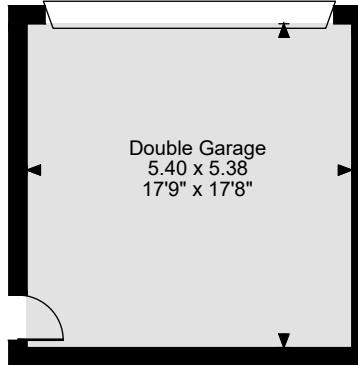
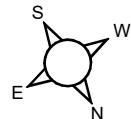




First Floor

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

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Floorplans

House internal area 1,434 sq ft (133 sq m)
For identification purposes only.

Directions

AL3 6BJ

what3words: ///update.cargo.manage - brings you to the property

General

Local Authority: St Albans City & District Council

Services: Gas, electric, mains water & drainage

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

Council Tax: Band F

EPC Rating: C

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

St Albans

15 London Road, St Albans, AL1 1LA
01727 840285

stalbans@struttandparker.com
struttandparker.com

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