



9 Hillside Road  
Harpenden, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully renovated family home with a good sized garden in a popular location.

The house was totally transformed by the vendor in 2012 to create a stylish and well-presented property, packed with premium features for family life. The detached house offers well-planned and spacious accommodation over three floors, in addition to private off-street parking and landscaped gardens.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**2,675 SQ FT**



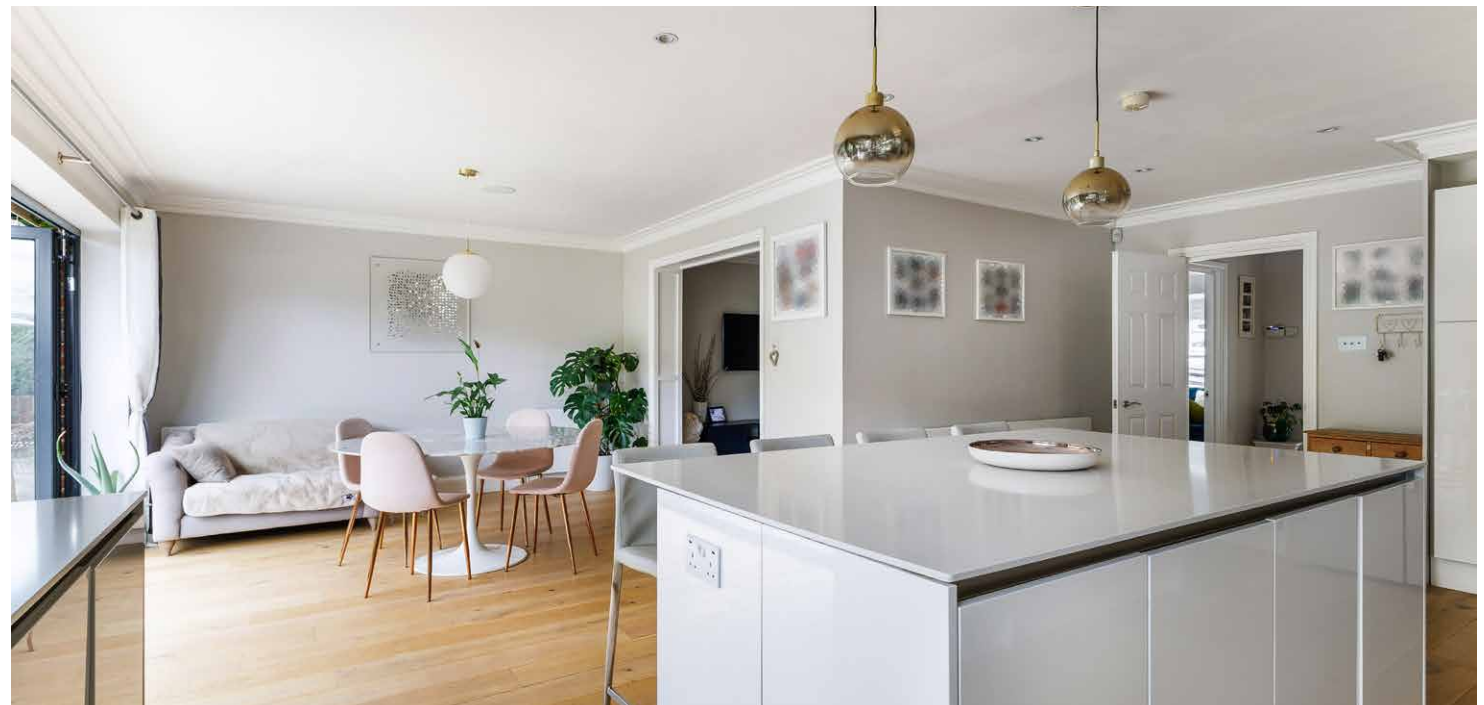
**GUIDE PRICE  
£1,650,000**



### The property

The attractive property has an inviting first impression continued inside where there are spacious, light-filled rooms considerably appointed in an elegant, neutral style. The sitting room at the front of the house has a large bay window affording excellent natural light, as well as a feature open fireplace – the perfect space for formal entertaining. At the rear of the house, the stunning open plan kitchen, dining room and snug serves as the heart of the family home, providing a welcoming space for relaxing. The kitchen is light and open, with a range of storage options and a number of premium integrated appliances including Bosch ovens, with plenty of work surface space across the L-shaped counters and a central breakfast island. The dining area overlooks the garden via a set of bifold doors and there is a welcoming snug, useful utility room with space for laundry machines, a cloakroom and a built-in storage area in the entrance hall to complete the ground floor.

The first-floor accommodation includes a generous principal bedroom at the back of the house, overlooking the garden, with its own en suite shower room and dressing room. There are two further bedrooms at the front of the house which share a family bathroom. On the second floor, two spacious double bedrooms are built into the eaves, which provide useful storage. They also share a bathroom.



## Outside

The house is set back from the road behind a private driveway which leads up to an attached garage, ideal for storage. A paved path leads up to the front door, while an astroturf lawn edged by shrubs adds a splash of colour. The rear garden is a good size, enclosed by mature trees and hedges affording a high degree of privacy. Adjoining the house, a paved terrace is well situated for evening entertaining, while a separate terrace at the end of the garden captures the sun.

## 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 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.



## Distances

- Harpenden town centre 0.6 miles
- Wheathampstead 3.8 miles
- Redbourn 4.8 miles
- St. Albans 6.0 miles
- Welwyn Garden City 8.5 miles
- Hemel Hempstead 9.5 miles
- Hatfield 9.1 miles

- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

## Nearby Stations

- Harpenden Station
- Luton Parkway Station
- Luton Station
- St Albans City Station
- St Albans Abbey Station

## Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest

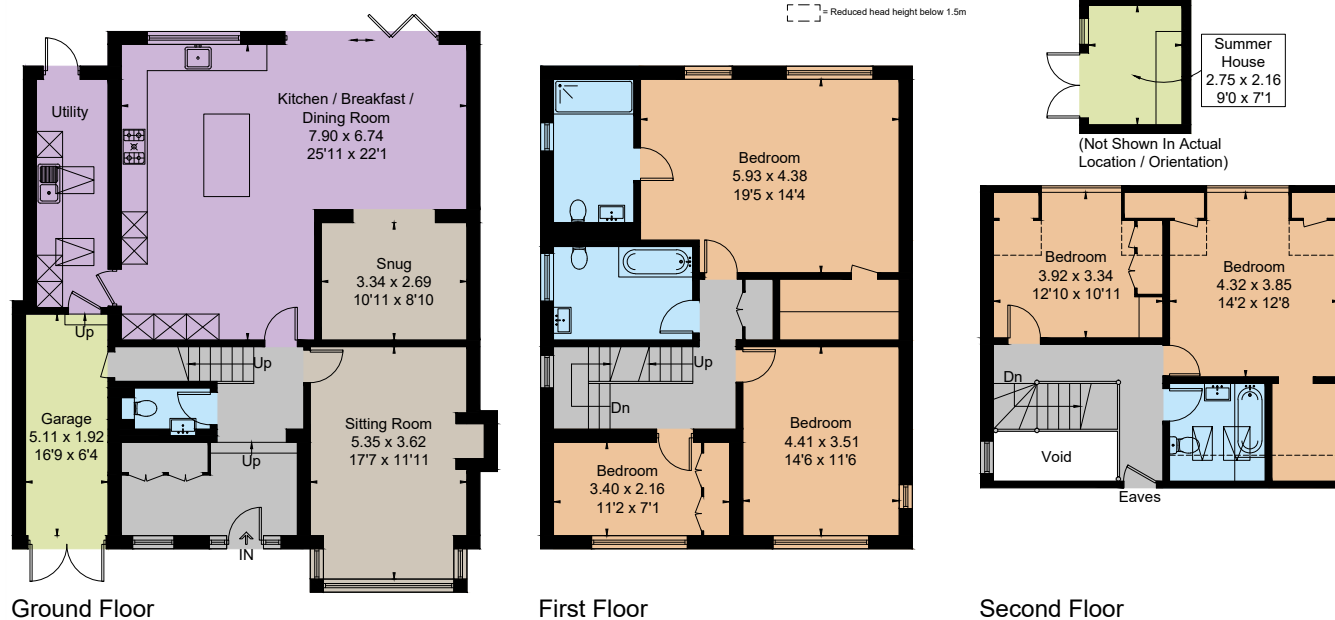
## Nearby Schools

- 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 = 248.5 sq m / 2675 sq ft (Excluding Void)  
 Summer House = 5.9 sq m / 63 sq ft  
 Total = 254.4 sq m / 2738 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 #95337



## Floorplans

**Main House internal area 2,675 sq ft (248.5 sq m)**  
**Summer house internal area 63 sq ft (5.9 sq m)**  
 For identification purposes only.

## Directions

Post Code AL5 4BS

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## General

**Tenure:** Freehold

**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 F

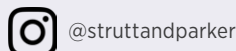
**EPC Rating:** C

## Harpenden

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