












3 Hitherfield Lane
Harpenden, Hertfordshire

A spacious detached family home with four bedrooms and attractive gardens in a sought-after, central location, moments from Harpenden town centre.

The house is ideally located 0.3 miles from the shops and restaurants of vibrant Harpenden, as well as a number of good schools. There are lovely views of St Nicholas' church to the rear and easy access to Lydekker Park.

	3 RECEPTION ROOMS		4 BEDROOMS		2 BATHROOMS
	GARAGE & WORKSHOP		GARDEN		FREEHOLD
	TOWN		1,917 SQ FT		GUIDE PRICE £1,750,000

The property

The layout is well planned for family life, offering a choice of reception rooms and four good-size bedrooms. The sitting room, which is dual aspect and offers views over the front and rear gardens, is a wonderfully spacious room with a feature brick fireplace – the perfect room for family gatherings. Next door is the dining room, with a bay window overlooking the rear garden. The kitchen and breakfast room are open plan, providing ample storage and a relaxed area for family meals, leading to a utility room which has ample space for laundry machines. A home office is perfect for remote working or could equally be used as a playroom or a further reception room. Upstairs, the principal bedroom is a generous size and features built-in wardrobes and an en suite shower room. There are a further three spacious bedrooms, which share a family bathroom with both bath and shower.

The property offers scope to extend or develop the garage and workshop or convert the first floor, subject to obtaining the necessary consents. The interiors have fantastic potential for modernisation and, though somewhat dated in places, have been well maintained and offer good natural light and a great blank canvas for personalisation.



Outside

The house is set in a quiet cul de sac position, with the open green space of Lydekker Park just a few moments away. To the front, an integral garage and workshop offers useful garden storage and there is parking for a number of cars on the private driveway. The front garden has been attractively landscaped with grasses, hedges and small trees, creating an inviting first impression, with the mature planting continued to the rear. Here, the south-facing garden includes an elevated terrace bordered by lush greenery, a parcel of lawn and a variety of specimen trees around the fenced borders.

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.

Distances

- Harpenden town centre 0.3 miles
- Wheathampstead 3.6 miles
- Redbourn 4.1 miles
- St. Albans 5.2 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- Luton Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common

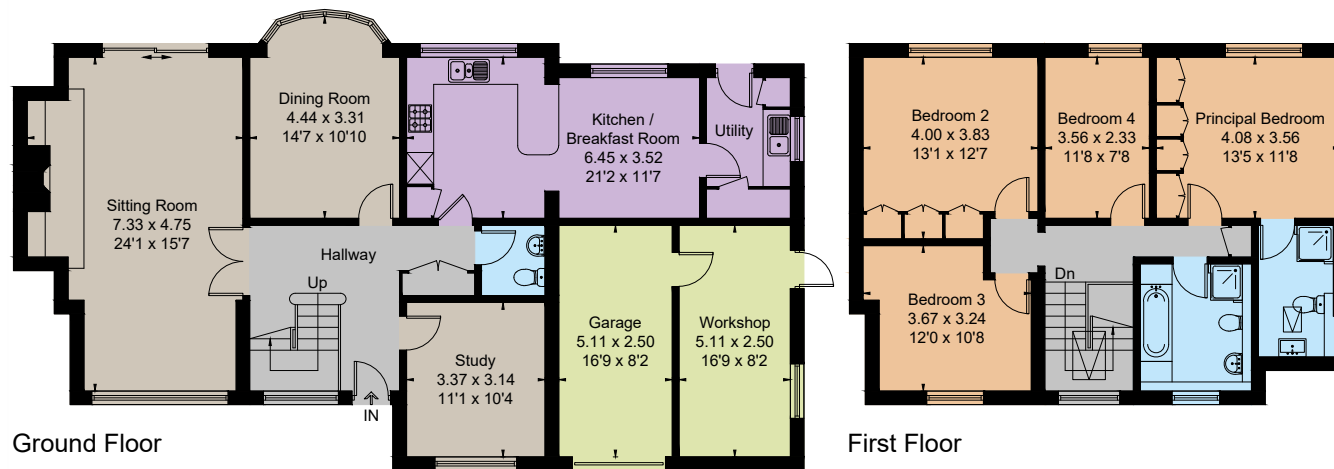
Nearby Schools

- Crabtree Infants' and Junior School
- Manland Primary School
- St. Nicholas Primary School
- St. George's 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.



Approximate Floor Area = 178.1 sq m / 1917 sq ft
 Garage / Workshop = 26.1 sq m / 281 sq ft
 Total = 204.2 sq m / 2198 sq ft



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 #98644

Floorplans

Main House internal area 1,917 sq ft (178.1 sq m)
Garage/workshop internal area 281 sq ft (26.1 sq m)
 For identification purposes only.

Directions

AL5 4JD

what3words: ///desks.latter.hurray

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

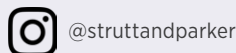
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Harpenden

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