

5a How Field,
Harpenden, Hertfordshire



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A modern, detached four-bedroom family home, with enclosed gardens, in a quiet cul-de-sac, in a popular area of Harpenden.

Property description

This attractive home, originally built in 2007, has been thoughtfully designed to reflect the surrounding vernacular of this quiet Harpenden cul-de-sac. It offers well-appointed accommodation with tasteful, neutral interiors throughout. The ground floor features elegant travertine flooring with the added benefit of underfloor heating. The modern kitchen is fitted with contemporary cabinetry, complemented by granite worktops, with a range of integrated appliances including an oven, a dishwasher, and a gas hob. An adjacent utility room provides space for laundry and offers access to the side passage. French doors lead into the open-plan dining/family room, creating a superb space for modern living. Bi-fold doors open onto the garden terrace, seamlessly extending the living area outdoors, ideal for al fresco dining during the warmer months. The sitting room offers additional reception space for relaxation and is centred around a feature gas fireplace. For added practicality, a cloakroom provides Jack and Jill access to the integral garage.

On the first floor, the principal bedroom benefits from built-in wardrobes and a stylish en suite shower room. There are three further bedrooms, two of which are doubles, with one featuring further built-in wardrobes. All are served by a sleek family bathroom complete with a contemporary bathtub and separate shower.



To the front, the property is attractively set behind mature hedging and benefits from a block-paved driveway providing parking and access to the integral garage with an electric door. The enclosed rear garden has been thoughtfully landscaped and immaculately maintained. It offers a variety of zones, including a central circular lawn, gravel pathways, and an Indian sandstone terrace adjacent to the house, as well as a further circular terrace to the rear of the garden, which enjoys dappled shade from mature trees and shrubs beyond. To one side, a charming rockery adds interest and seasonal colour, while a garden shed at the rear featuring light and power provides useful storage.

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.

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

1,831 sq ft (170.1 sq m)

Four bedrooms

Attractive landscaped garden

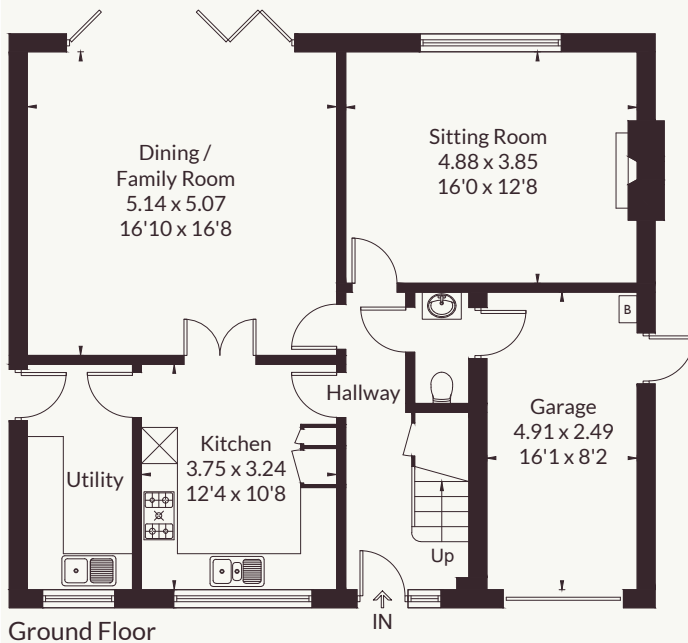
Garage and driveway parking

Freehold, Residential

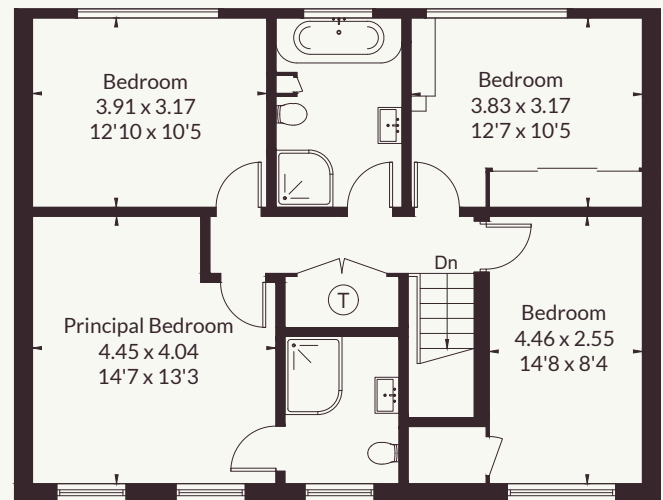
Guide price £1,350,000



Approximate Floor Area = 170.1 sq m / 1831 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 #107177

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