












35 Long Buftlers
Harpenden, Hertfordshire

A detached four bedroom family property situated in a popular residential road.

A generously-proportioned family home providing modern amenities and neutral décor throughout, the whole combining to provide an elegant and practical living and entertaining environment. Long Buftlers is a peaceful location within striking distance of local amenities and open countryside.

 4 RECEPTION ROOMS	 4 BEDROOMS	 3 BATHROOMS
 GARAGE	 GARDEN	 FREEHOLD
 TOWN	 2,408 SQ FT	 GUIDE PRICE £1,295,000



The property

35 Long Buftlers is an attractive modern family home offering more than 2,400 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to offer an elegant yet practical space for both living and entertaining, the accommodation combines modern amenities and neutral décor throughout. It flows from a welcoming entrance hall with useful storage into a spacious kitchen/dining room featuring tiled flooring, a range of wall and base units including a breakfast bar, complementary work surfaces and splashbacks, integrated Miele appliances including a wine chiller and a good sized dining area. From here, a door opens into a sitting room with a contemporary wall-mounted inset fireplace.

Both the dining area and sitting room provide access to a generous vaulted conservatory with tiled flooring, multiple sky lanterns and expansive glazing, including French doors to the rear terrace, all offering lovely views over the garden. From the dining area, an inner hall leads to a modern shower room, and a useful

bedroom/reception room with fitted storage. A further wood-lined library opens into a front-aspect study, both featuring bespoke fitted storage.

The part-vaulted first floor provides a spacious front aspect principal bedroom with fitted dressing room and an en suite shower room, two further double bedrooms, both with fitted storage, and a modern family bathroom with exposed wooden flooring, bath and separate shower.



Outside

Set behind low-level walling and a low-maintenance area of level lawn bordered by well-stocked flowerbeds, the property is approached over a block-paved driveway providing private parking and giving access to the link-attached garage which has an internal door to a rear covered storage area and the rear garden beyond. The well-maintained rear garden features a level lawn bordered by a block-paved path, an outbuilding adjacent to the main house with a fitted utility room and log store, and a large wraparound paved terrace edged with well-stocked flower and shrub beds. Mature hedging provides privacy throughout, making the space ideal for entertaining and al fresco dining.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose, a Marks and Spencer store and boutique shops, together with numerous restaurants, coffee shops and bars. Good sporting and leisure facilities include a sports centre with indoor swimming

pool and 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. Extensive amenities can also be found in St Albans and Welwyn Garden City. Communications links are excellent: the M1 gives access to major regional centres, the M25 and motorway network, and Harpenden station (0.6 mile) offers regular services into central London.



Distances

- Harpenden High Street 1.2 mile
- St Albans 5.6 miles
- London Luton Airport 7.9 miles
- Welwyn Garden City 8.3 miles

Nearby Stations

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

Key Locations

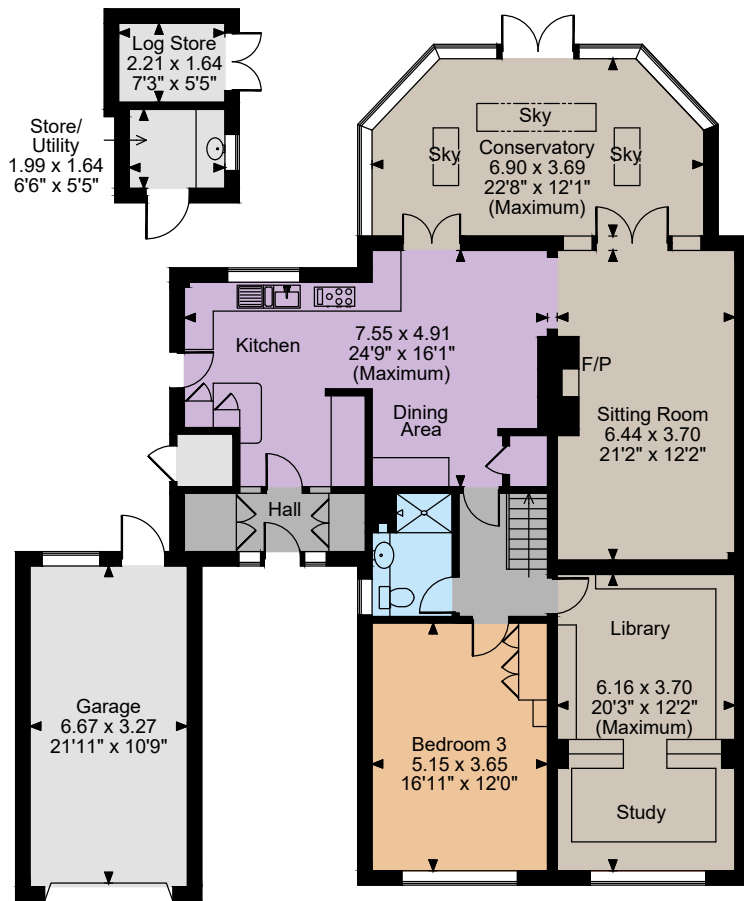
- Rothamsted Manor
- Harpenden Common
- Harpenden Golf Club
- The Eric Morcambe Centre Harpenden
- Harpenden Sports Centre
- Harpenden Farmers Market
- The Nickey Line Rail Walk
- Stockwood Discovery Centre

- Heartwood Forest
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle
- Hatfield House
- Shaw's Corner (National Trust)

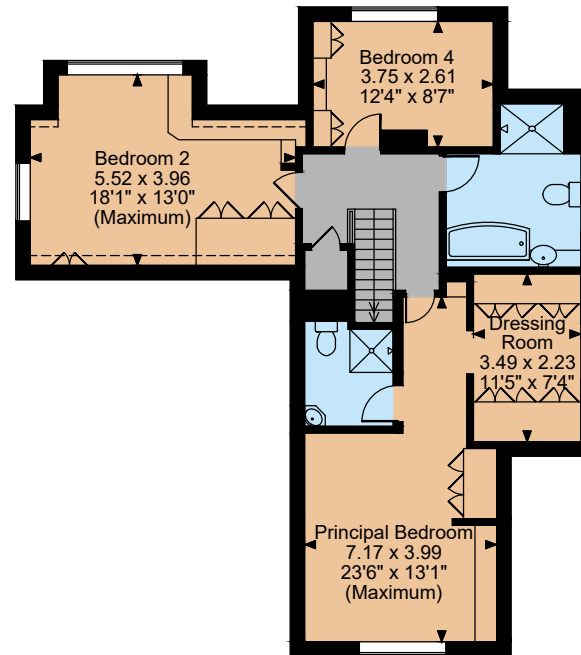
Nearby Schools

- Crabtree Infants' and Junior School
- High Beeches Primary School
- St Dominic Catholic Primary
- Manland Primary School
- Sir John Lawes School
- St George's School
- Aldwickbury
- St Hilda's
- The King's
- St. Albans High School for Girls
- St Albans Boys School





Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,408 sq ft (224 sq m)

Garage internal area 235 sq ft (22 sq m)

Outbuilding internal area 91 sq ft (8 sq m)

Total internal area 2,734 sq ft (254 sq m)

For identification purposes only.

Directions

AL5 1JF

what3words: ///poetic.barn.slang

General

Local Authority: St Albans District Council

Services: All mains, gas, electric and water connected.

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

Council Tax: G

EPC Rating: D

Tenure: Freehold

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

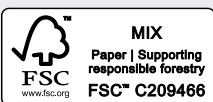
Harpenden

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