



255 Luton Road
Harpenden

A semi-detached 1930s property, with three bedrooms, parking and generous gardens.

The house has been well maintained and offers a fantastic opportunity as a project, with potential to extend to the rear or into the loft, remodel and update to suit the new owners wishes (subject to consents).



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



PARKING



GARDEN



FREEHOLD



RESIDENTIAL



1,100 SQ FT



**GUIDE PRICE
£750,000**



The property

The property has a number of period features including the wood panelled doors typical of the 1930s, a bay window at the front of the house and built-in cabinetry in the dining room. Though somewhat dated, the interiors have been well looked after (including new carpets added last year) and are presented in a neutral style that is ideal for easy personalisation. A glazed porch opens to an entrance hallway which provides access to a sitting room at the front, a dining room with access to the garden and a separate kitchen. There is also a cloakroom with WC. Upstairs the two generous double bedrooms have fitted wardrobes and there is a further smaller double which could equally make a good children's bedroom or a home office. A family bathroom completes the accommodation.

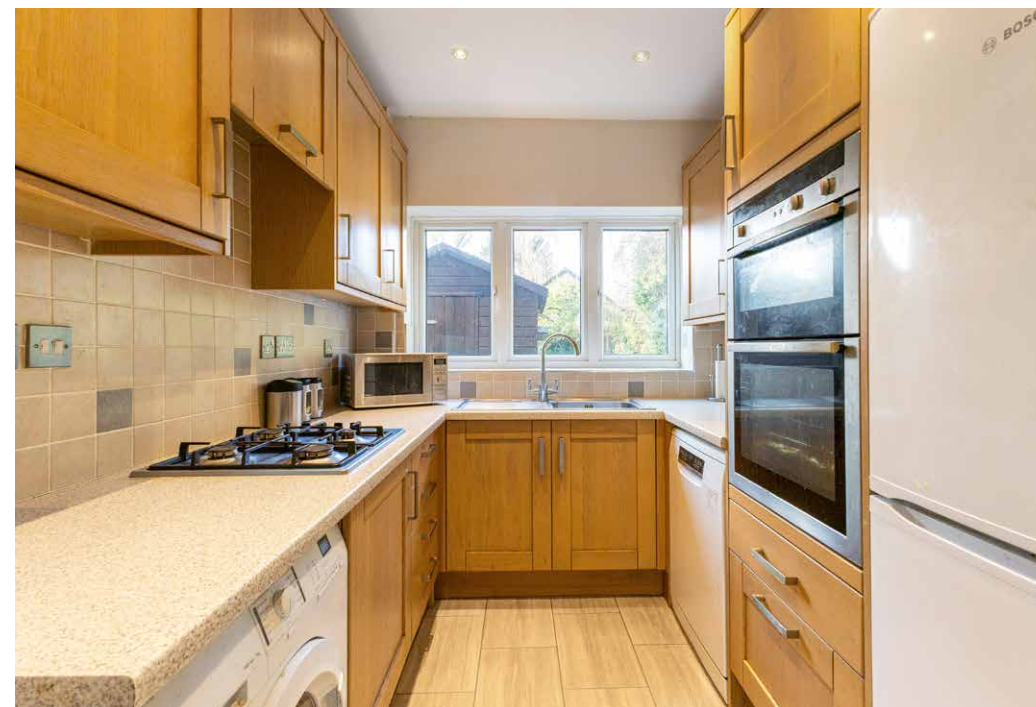
Outside

The house is set well back from the road, behind a lawned garden and a private driveway that leads up to the house, with a separate paved path leading up to the front door. The rear garden faces west and is enclosed by mature hedging and wooden panel fencing, with a number of trees adding interest. Adjoining the house is a paved patio and two large wooden storage sheds. A good size lawn offers a blank canvas for further landscaping.



Location

Roundwood is situated to the north of Harpenden, with its own amenities and good schools, Wood End School, Roundwood Primary and Roundwood Park School, with excellent access to local walks, parks and cycling routes locally. 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 0.9 miles
- Redbourn 4.3 miles
- Wheathampstead 4.2 miles
- St. Albans 5.9 miles
- Hemel Hempstead 8.9 miles
- Welwyn Garden City 9.7 miles
- Hatfield 9.6 miles

Nearby Stations

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

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral

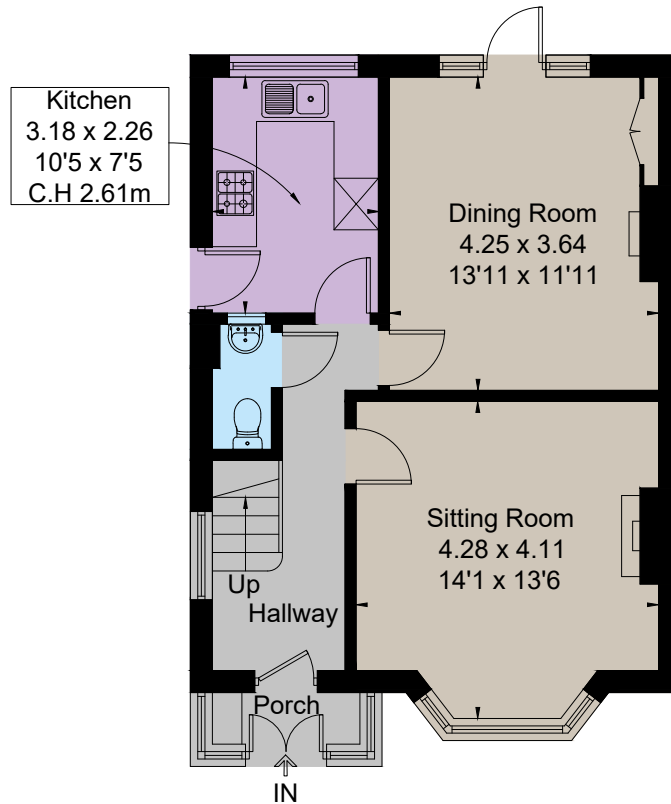
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

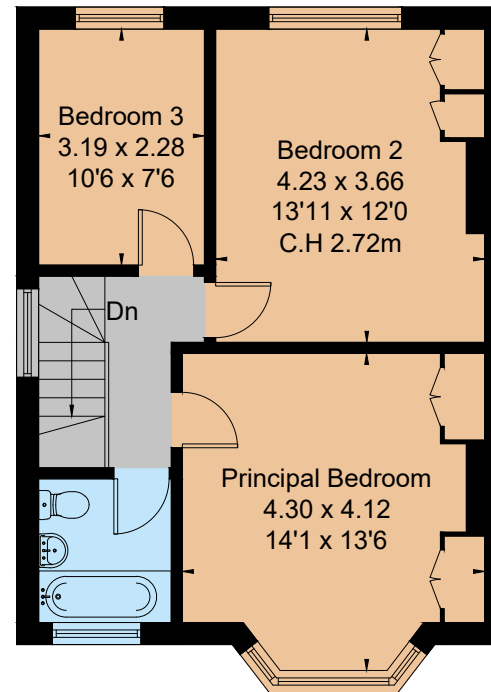
- Wood End School
- Roundwood Park School
- Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 102.2 sq m / 1100 sq ft



Ground Floor



First Floor

Floorplans

Main House internal area 1,100 sq ft (102.2 sq m)
For identification purposes only.

Directions

AL5 3DE

what3words: ///broke.camp.tiger

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 E

EPC Rating: D

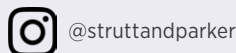
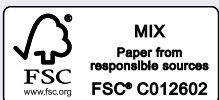
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Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com



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