




23 Meadow Walk
Harpenden, Hertfordshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP


A detached five bedroom property with swimming pool in a popular and highly-convenient location.


A well presented family home featuring quality fixtures and fittings and stylish décor throughout, combining to provide a practical and cohesive living and entertaining environment arranged over three floors. It is in a sought-after residential area near to local town centre amenities, schools and the station.


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**3 BATHROOMS**


**GARAGE**

**GARDEN/ POOL**

**FREEHOLD**

**TOWN**

**1,998 SQ FT**

**GUIDE PRICE
£1,595,000**



The property

23 Meadow Walk is an attractive detached family home, thoughtfully extended to a total of 2,000 sq ft of light-filled, flexible accommodation arranged over three floors. Designed to provide ideal indoor-outdoor living and entertaining space, the layout flows from a welcoming wooden-floored reception hall, which includes useful storage, a cloakroom, and access to the integral garage.

The hallway flows to a substantial dual-aspect kitchen/dining room with tiled flooring, a comprehensive range of wall and base units, a freestanding central island with breakfast bar, complementary wooden work surfaces, and modern integrated appliances. The dining area offers ample space for a large table and features a vaulted sky lantern and a bay with full-height glazing and bi-fold doors to the terrace and stunning swimming pool.

Double doors then access a spacious rear-aspect sitting room and drawing room featuring exposed wooden flooring, bespoke fitted storage topped by a raised freestanding woodburning stove, and a vaulted section with two sky lanterns and bi-fold doors opening onto the rear terrace—flooding the space with natural light. The ground floor accommodation also comprises a cosy front aspect snug/TV room.

Stairs rise from the reception hall to a generous first floor landing with further useful storage, giving access to a principal bedroom with exposed wooden flooring, fitted storage and a contemporary en suite shower room, three further well-proportioned bedrooms and a modern family bathroom. A separate staircase from the landing gives access to a second floor landing with useful eaves storage, opening to the property's remaining double bedroom which has a vaulted ceiling, walk-in storage, and an en suite shower room.



Outside

Set behind low-level walling and an area of mature planting flanked by central steps rising to the front door and having plenty of kerb appeal, the property is approached over a block-paved driveway providing private parking and giving access to the integral garage. The enclosed, part-walled garden to the rear is a particular feature of this property. It is laid to level lawn, bordered by well-stocked flower and shrub beds, and offers numerous seating areas. Highlights include a bespoke stone-built bar beneath a pergola, an air source heated swimming pool with a raised paved and part-decked surround, and an adjacent heated outdoor shower. A paved terrace completes the setting. The entire space is screened by mature hedging, making it ideal for entertaining and al fresco dining.

Location

Harpenden offers comprehensive high street and independent shopping and supermarkets including Waitrose, together with restaurants, coffee shops and

sporting facilities including a sports centre with indoor pool, three golf courses, rugby, tennis, bowling and cricket clubs and cycling, riding, and walking routes in the Woodland Trust's Heartwood Forest and Rothamsted Estate. Comprehensive amenities can also be found in St Albans, Luton, Welwyn Garden City, Hemel Hempstead, and Watford. Communications links are excellent: Harpenden station (0.7 mile) offers direct services to London and the M1 gives access to major regional centres and the motorway network.



Distances

- Harpenden High Street 0.5 mile
- M1 (Junction 9) 4.6 miles
- St Albans 4.8 miles
- Luton 6.6 miles
- London Luton Airport 7.2 miles
- Welwyn Garden City 7.5 miles
- Hemel Hempstead 7.7 miles
- Watford 13.7 miles
- Central London 33.9 miles
- London Heathrow Airport 35.9 miles

Nearby Stations

- Harpenden Station

Key Locations

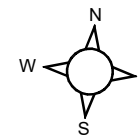
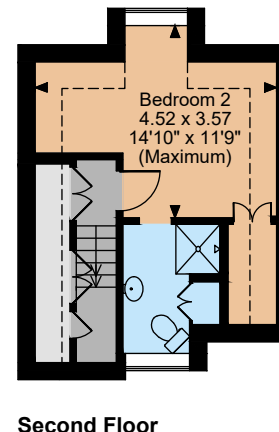
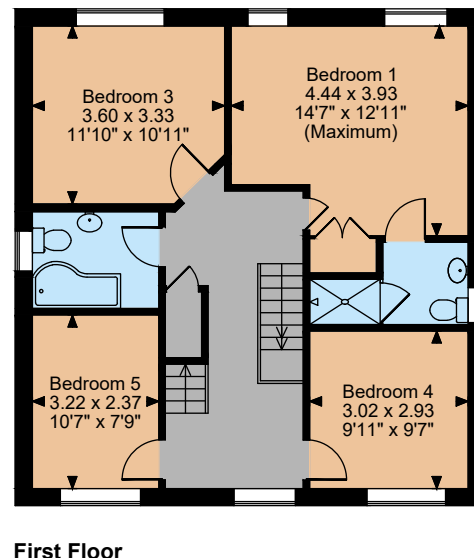
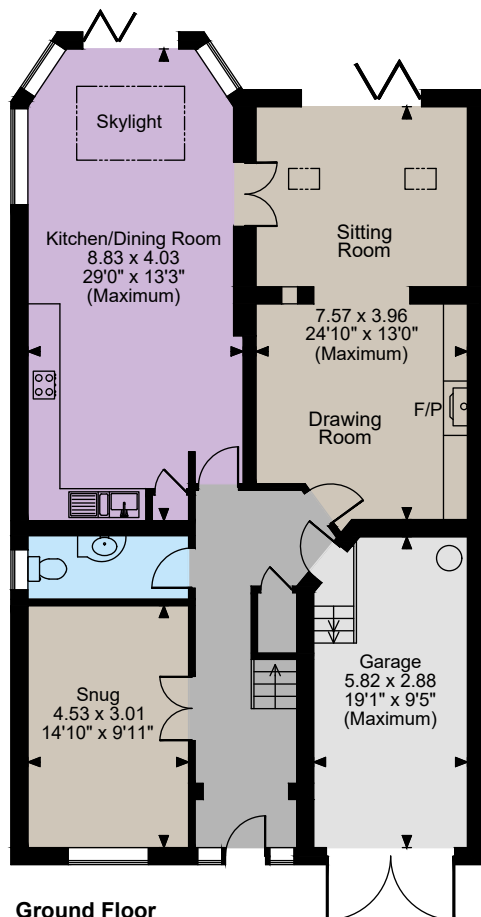
- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery

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

Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's
- Sir John Lawes Schools
- Katherine Warrington
- Aldwickbury
- St Hilda's School
- The King's School
- St Albans High School for Girls
- St Albans Boys School





Floorplans

House internal area 1,998 sq ft (185 sq m)

Garage internal area 176 sq ft (16 sq m)

Total internal area 2,164 sq ft (201 sq m)

For identification purposes only.

Directions

Post Code AL5 5TF

what3words: ///walks.rarely.bounty - brings you to the driveway

General

Local Authority: St. Albans District Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: G

EPC Rating: C

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether

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

□ □ □ Denotes restricted head height

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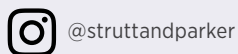
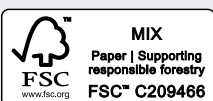
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Harpenden

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