

Medlows,
Harpenden, Hertfordshire



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A handsome four-bedroom family home, with beautiful, landscaped gardens, in a quiet cul-de sac in a popular area of Harpenden.

This impressive home offers well-appointed accommodation with tasteful interiors. A spacious entrance hall, featuring an elegant staircase, gives access to all principal ground-floor rooms.

To the front a comfortable reception room connects a fully fitted office, ideal for home working or study. The anterior L-shaped sitting room features a modern inset wood-burning stove, whilst a cosy reading or relaxation area benefits from useful storage in built-in cabinetry. Two sets of French doors open onto the gardens, the perfect entertaining space, while further doors lead to the dining room, which also enjoys direct access to the terrace. The kitchen/breakfast room is fitted with traditional painted cabinetry, granite worktops, a central island and a range of integrated appliances, including an oven and gas hob. An adjoining utility room and cloakroom add practicality.

On the first floor, the bright and airy principal bedroom enjoys views over the garden through full-length glazed doors opening onto a Juliet balcony. It features extensive fitted wardrobes and a stylish en suite bathroom with a shower and twin basins. There are three further bedrooms, one with an en suite bathroom, together with a shower room.

The home's well-balanced façade, features timber-clad upper elevations and a portico-style porch, creating a striking first impression. It sits behind beautifully landscaped gardens, with curved lawns and an impressive variety of shrubs providing year-round interest. A gravel driveway leads to a double garage with an electric door and a separate workshop.



A wrought-iron gate opens to the generous south-facing rear garden, enclosed by fencing and clipped hedging to provide a wonderfully private and leafy setting. Climbing roses soften the rear elevations, while a paved terrace adjoining the house offers the perfect space for al fresco dining. The gardens have been thoughtfully landscaped with lawns, brick pathways, colourful perennial borders and elegant pleached hedging, creating distinct areas to enjoy. Mature specimen trees provide interest and dappled shade, completing a charming outdoor retreat that has been lovingly designed and meticulously maintained, ready for new owners to enjoy.

Location

Medlows is a quiet cul-de-sac in a desirable spot in northwest Harpenden, popular with families due to its proximity to schools and local amenities. 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. 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.

Postcode region: AL5

General

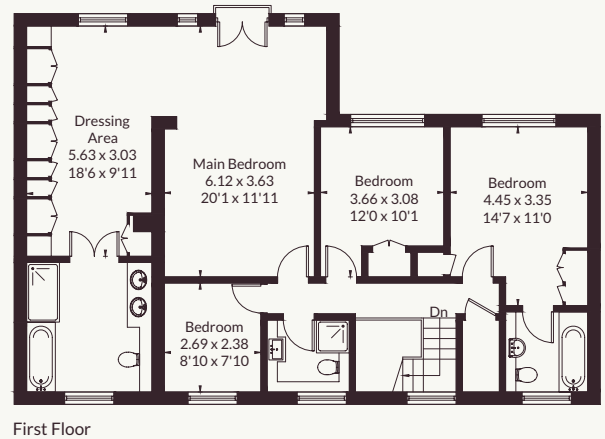
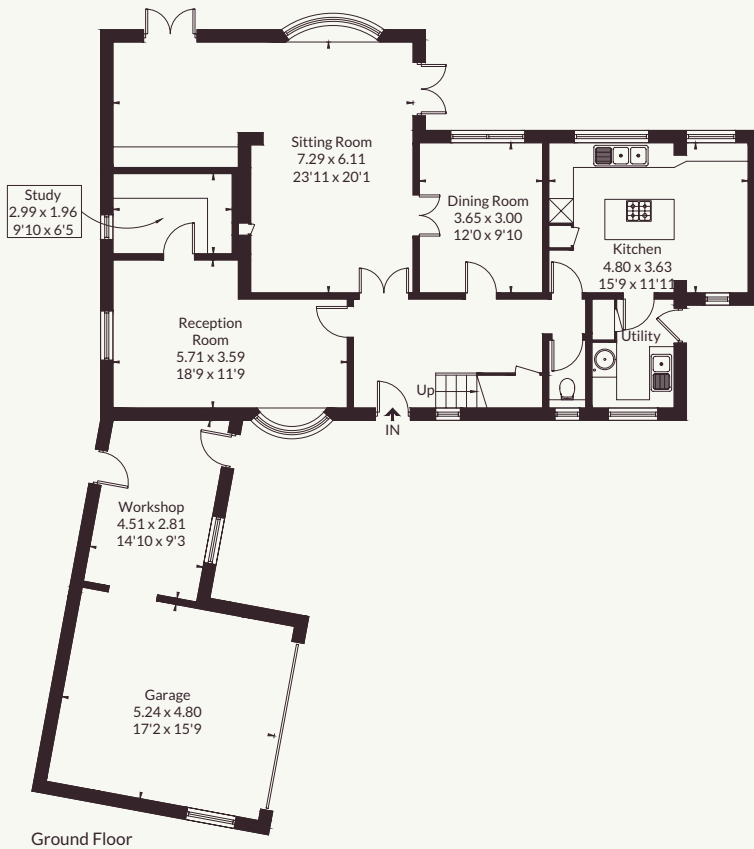
Local Authority: St Albans City and District Council
 Services: Mains electricity, drainage and water. Gas-fired central heating.
 Council Tax: Band G
 EPC Rating: C
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2762 sq ft (256.6 sq m)
Four bedrooms
Three reception rooms
Attractive landscaped gardens
Garage and driveway parking
Freehold | Residential

Guide Price £1,650,000



Approximate Floor Area = 219.0 sq m / 2357 sq ft
 Outbuilding = 37.6 sq m / 405 sq ft
 Total = 256.6 sq m / 2762 sq ft



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 #xxxxxx

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