



9B Milton Road, Harpenden, Hertfordshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 9B Milton Road, Harpenden, AL5 5LA,

A contemporary, beautifully presented, ground floor apartment forming one-part of an attractive period property, within easy reach of Harpenden station.

Harpenden station 0.2 mile (London St Pancras International 24 minutes), M1 (Jct 9) 4.4 miles, London Luton Airport 6.8 miles, St Albans 5 miles, Welwyn Garden City 7.6 miles, London Heathrow Airport 31 miles, Central London 31 miles

Reception hall | Sitting room | Kitchen/breakfast room | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom  
Off-road parking | Garden | EPC rating D

### The property

With a pleasing mix of charming period features including sash windows, high ceilings and dado rails, the apartment provides a comfortable, light-filled abode with private front door access in a highly-desirable position. The grand portico adorned with columns and pediment gives access into a generous reception hall with fitted display cabinetry and double doors with glazed half-moon topper leading into a light-filled sitting room. Seating is arranged around a decorative fireplace, with multi-faceted bay window enhancing the illumination in this relaxed setting. An internal door links to the well-appointed, kitchen/breakfast room which is fitted with wall and base level wood-fronted units with pastel and terracotta toned tiling. The lofty window ensures a bright environment where there is room for informal dining.

The property offers three bedrooms, with the principal room having the benefit of a modern en suite shower room. There are two further bedrooms, one with fitted wardrobe storage and lovely French doors connecting to the outside to

the rear lawn with an area for seating. A family bathroom, with bathtub and shower attachment, has white tiling with decorative frieze.

### Outside

A communal, lawned area at the front is bordered by mature shrubs and trees to the pavement edge affording peaceful privacy. A private, decked terrace enclosed by a timber balustrade offers a spot to sit just outside the apartment. The property is approached via a gravel driveway, which offers a parking space, with a paved pathway leading to the entrance doorway and a further stepped stone pathway leads across the lawn to the corner of the plot. To the rear, a further outdoor space is reached via one of the bedrooms and offers a small terrace alongside a lawn with specimen tree.

### Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It offers an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools, with independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. 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.

### Directions

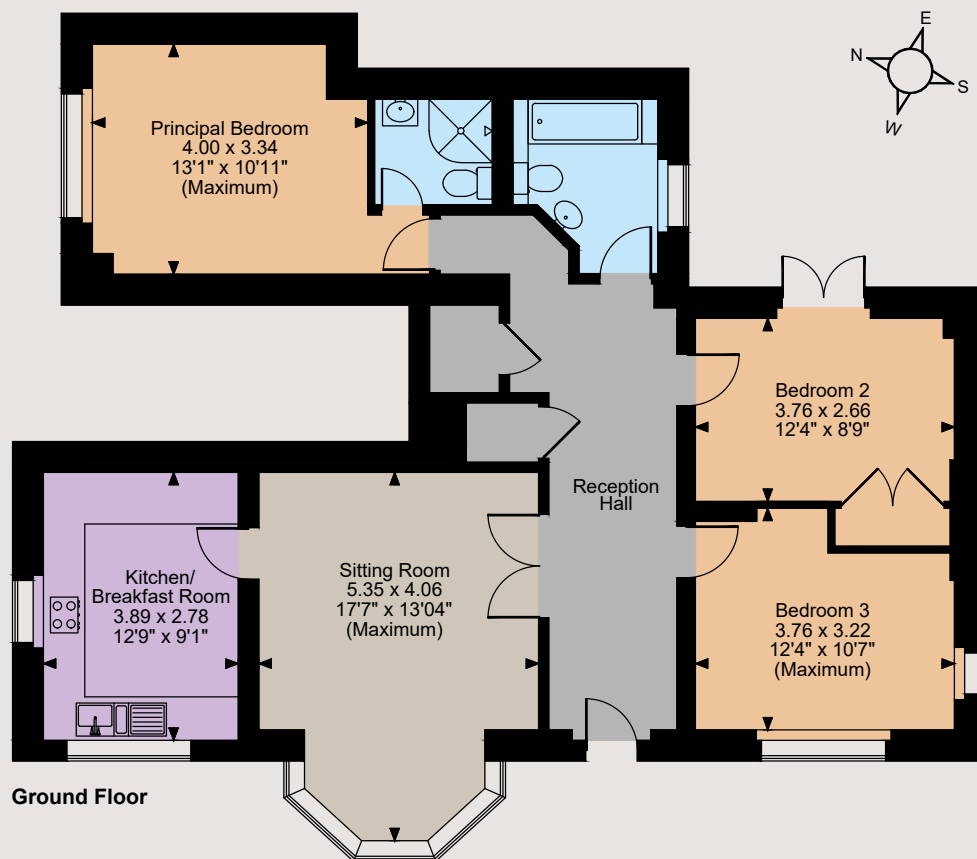
From Strutt & Parker's Harpenden office, turn left onto the High Street/A1081 and at the roundabout take the 1st exit to join Station Road. Take the fourth right turn onto Milton Road where the property will be found on the left.







Floorplans  
House internal area 1,034 sq ft (96 sq m)  
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. diq/8567338/TML



## General

**Local Authority:** St Albans and District Council  
**Services:** Mains electricity, water, gas and drainage  
**Council Tax:** Band F

**Tenure:** Leasehold 125 years from 1/1/1994 exp 31/12/2119 Ground Rent £50 next reviewed 1/1/34 to £100 Current Service £1860.28 year to 31/3/24 incl building insurance

**Guide Price:** £625,000

"Agents note: one or more of the executors involved in the sale/let of this property is an employee of (or a relative of an employee of, or an associate of) Strutt & Parker."

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

**01582 764343**

harpenden@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared September 2023 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

