



7 Osprey Close
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A brand new four bedroom contemporary property in the popular Roundwood/Wood End area of Harpenden.

Built by renowned local builders Jarvis Homes in the popular Roundwood/Wood End area of Harpenden, close to outstanding schools and Harpenden town centre amenities.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2174 FT



OFFERS IN EXCESS OF £1,500,000



The property

Osprey Close is a quiet private cul de sac situated in the popular Roundwood/Wood End area of Harpenden, ideally located a short distance from both Roundwood and Wood End schools, with Ofsted Outstanding in all areas report 2023/24.

This attractive property has a large welcoming reception hall with cloakroom and leads to the double aspect living room. The kitchen/dining/family room is a real feature of this property with a stunning fitted kitchen by Daniel Ramsay, integrated Siemens appliances and Quooker tap. The two sets of sliding doors flood the room with light and there is a utility room off it giving access to the garage. Upstairs the principal bedrooms and bedroom two both have en suite shower rooms and there are a further two bedrooms and family bathroom.

Town centre approximately 1.5 miles. Harpenden station to St Pancras International 27 minutes, St Albans 6.2 miles, Welwyn Garden City 8 miles, A1(M) 7 miles, M1 (J9) 2.5 miles, London Luton International Airport 5 miles, central London 28 miles.

- Electric air heat source pump
- Solar panels
- 10 Year structural warranty
- Garage and double width driveway
- Stunning fitted kitchen by Daniel Ramsay with integrated Siemens appliances and Quooker Tap
- Light open plan kitchen/family/dining area with 2 sets of sliding doors
- Dedicated living room
- 4 Double bedrooms
- 3 Luxury bath/shower rooms



Outside

The rear garden is mainly laid to lawn with a patio across the back of the property accessed from the kitchen/dining/family room. There is also an exit to the side from the utility room.

Location

Harpenden has a thriving High Street and a 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. 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 Woodlands Trust's Heartwood Forest. Rothamsted Estate and The Nickey Line.

Harpenden station to St Pancras International 27 minutes, St Albans 6.2 miles, Welwyn Garden City 8 miles, A1(M) 7 miles, M1 (J9) 2.5 miles, London Luton International Airport 5 miles, Central London 28 miles.

Distances

- Harpenden town centre 1.5 miles
- Wheathampstead 4.4 miles
- Redbourn 4.3 miles
- St Albans 6.2 miles

Nearby Stations

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

Key Locations

- Rothamsted Manor
- Rothamsted Park
- Harpenden Sports Centre
- Eric Morcambe Centre
- Harpenden Farmers Market
- Harpenden Golf Club
- Stockwood Discovery Centre
- St Albans Cathedral

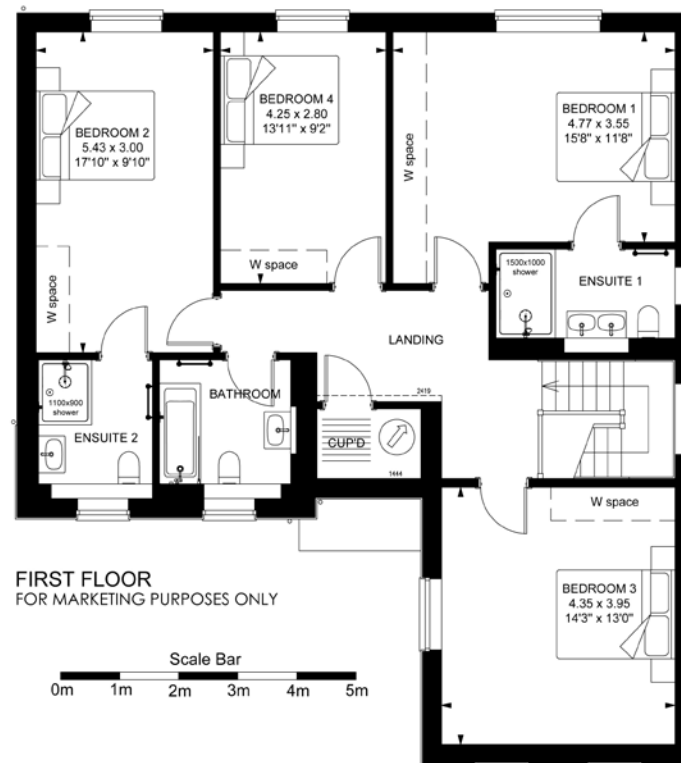
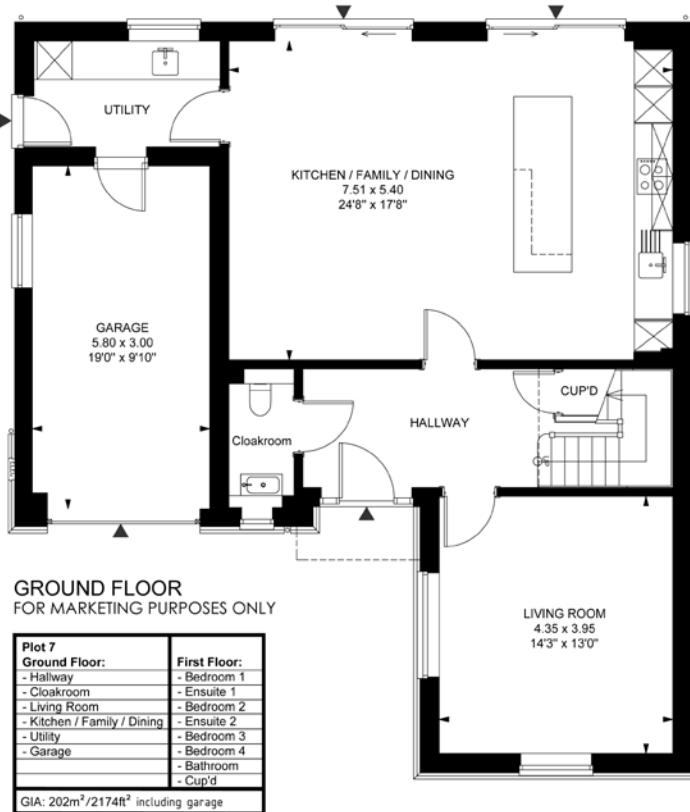
- Verulamium Park
- Verulamium Museum
- Hatfield House
- Shaws Corner (National Trust)

Nearby Schools

- St Hildas School
- Aldwickbury School
- The Kings School
- St Albans High School for Girls
- St Albans School
- Beechwood Park
- Roundwood Park School
- Wood End Primary School
- St Georges School
- Sir John Lawes School



Plot 7 Osprey Close, Harpenden



Floorplans

House internal area 2,174 sq ft (201 sq m)

For identification purposes only.

Directions

AL5 3EE

///locked. slate. bother

General

Local Authority: St Albans District Council

Services: All mains electricity, water, drainage and ultra fast broadband connected.

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

Council Tax: G

EPC Rating: B

Tenure: Freehold

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

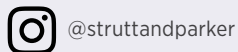
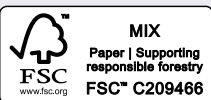
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and 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 May 2025. Particulars amended June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

