



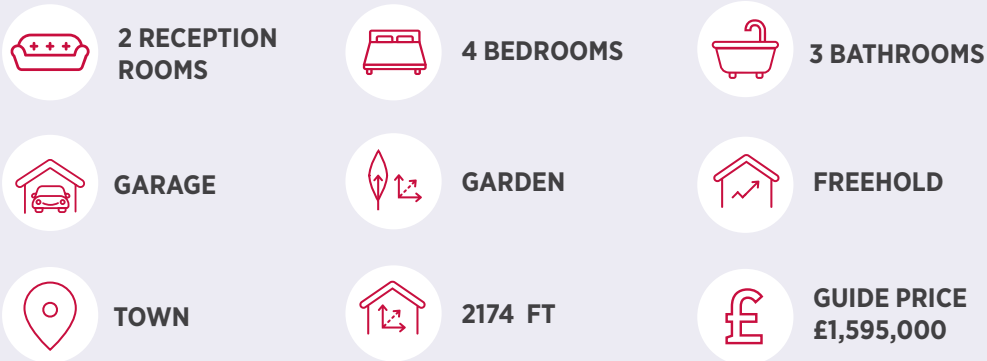
7 Osprey Close
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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

7 Osprey is the last remaining property in Osprey Close built by renowned local builders Jarvis Homes, close to outstanding schools and Harpenden town centre amenities.



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.

Town centre approximately 1.5 miles. Harpenden station to St Pancras International 27 minutes, St Albans 5 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.

- Dedicated living room
- 4 Double bedrooms
- 3 Luxury bath/shower rooms
- 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



Outside

The rear garden will be laid to lawn with a patio area accessed from the kitchen/family/dining 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 5 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

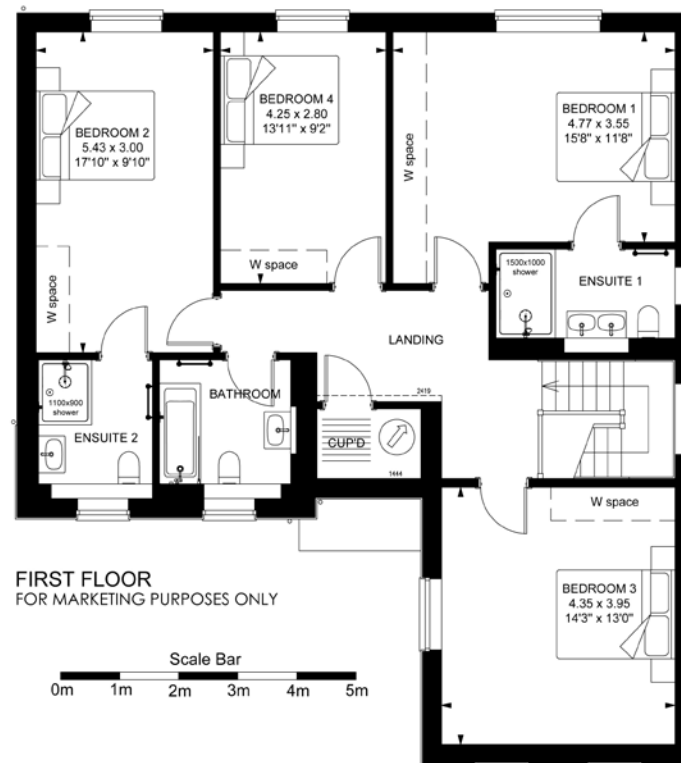
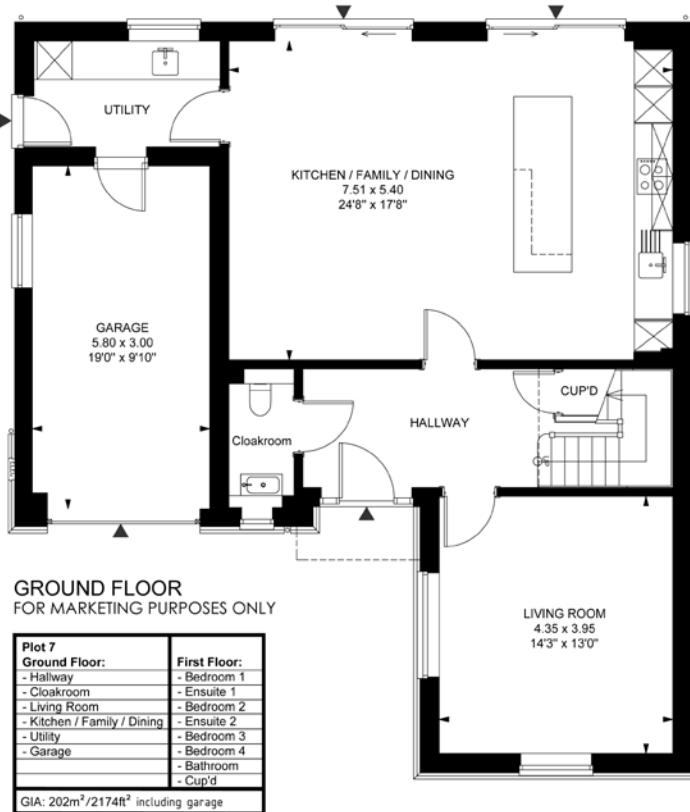
- Verulamium Park
- Verulamium Museum
- Hatfield House
- Shaws Corner (National Trust)

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

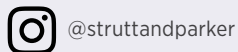
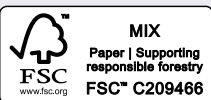
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Harpenden

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