

Ottertton Close,
Harpenden



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A well-presented four-bedroom home in a family-friendly area of Harpenden.

Tucked away on a popular cul-de-sac close to excellent schooling and attractive countryside, this semi-detached home was built in the late 1990s and offers well-presented, neutral interiors, versatile accommodation and off-street parking.

The modern kitchen/breakfast room has sleek, light gloss cabinetry, granite work surfaces and integrated appliances, including a dishwasher and range-style cooker. There are three reception spaces on the ground floor, comprising a playroom with doors to the garden, a front-facing office and a relaxed sitting/ dining room. The latter has been extended to create a particularly light and versatile space, with Amtico flooring, underfloor heating, ornamental fireplace, built-in cabinetry, plus a roof light. Bifold doors open onto the garden, extending the living space outdoors. Practical additions include a utility room, accessed from the playroom, and a downstairs cloakroom off the hall.

Upstairs, the first floor has four bedrooms, including a principal bedroom with twin built-in wardrobes and an en suite shower room, and three further bedrooms, one of which is a double. They are served by a family bathroom.

Set back from the road behind a hedge and lawn, the house is approached via a block-paved driveway with parking for two cars.

To the rear, the fully enclosed garden is laid to lawn, with a paved terrace for al fresco dining and relaxing. A planted border and summerhouse add interest, while the low-maintenance layout provides a blank canvas for a new owner to put their own stamp on.



Location

Ottertton Close is situated to the north of Harpenden, with its own amenities including a pub, The Old Bell, vet practice and local supermarket. It is especially popular with families due to its proximity to the desirable Roundwood Park school. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Waitrose, M&S Food and Sainsbury's, as well as several independent shops. It also boasts an excellent selection of restaurants, coffee shops and bakeries. The town is home to several outstanding state schools and some popular independent schools, with further options found in nearby St Albans and other local towns. Sport and leisure are well provided for, with a sports centre and indoor swimming pool; three golf courses; rugby, tennis and bowling clubs; and a centrally located arts and entertainment venue. Cycling, riding, walking and running can also be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

Postcode region: AL5

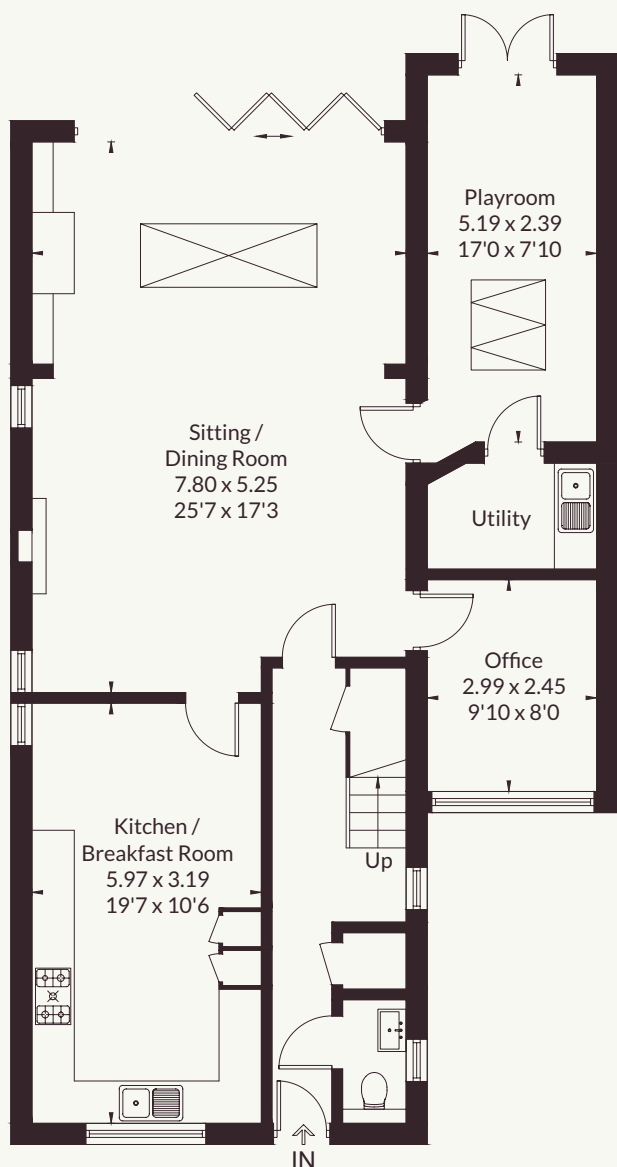
General

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/>

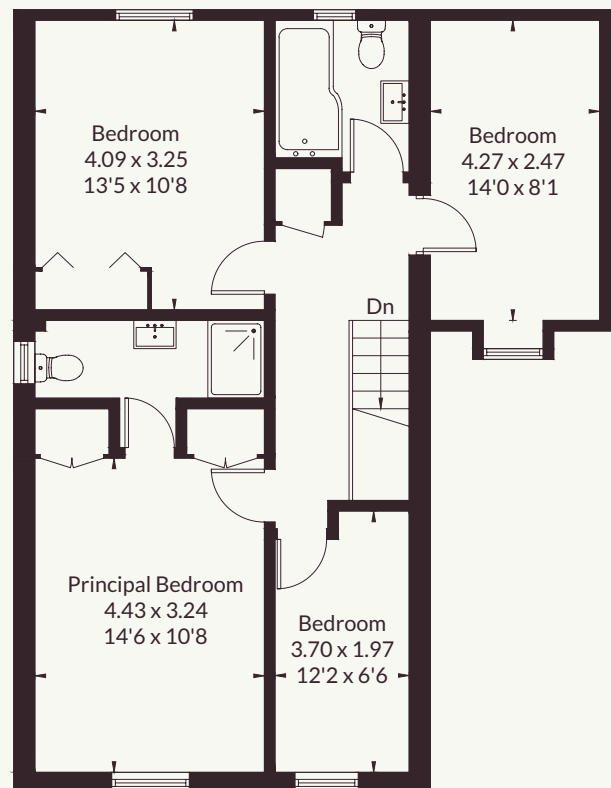
1,828 sq ft (169.8 sq m)
Four bedrooms
Three reception rooms
Enclosed garden
Freehold
Residential

Guide price £950,000

Approximate Floor Area = 169.8 sq m / 1828 sq ft



Ground Floor



First Floor

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 #114479

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