












57 Park Avenue North,
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome six bedroom detached property on a plot in excess of half an acre in this prime central location.

An attractive double-fronted and generously-proportioned property offering superb family accommodation located in the highly sought after Park Avenue North.

 4 RECEPTION ROOMS	 6 BEDROOMS	 3 BATHROOMS 1 CLOAKROOM
 DOUBLE GARAGE	 0.513 ACRES	 FREEHOLD
 TOWN	 3,307 SQ FT	 GUIDE PRICE £3,500,000



The property

57 Park Avenue North is an attractive, double-fronted, detached family home offering 3,307 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide an elegant and practical space for family life and entertaining, the layout flows from a welcoming reception hall with tiled flooring and useful storage. The ground floor comprises an L-shaped, dual-aspect drawing room with exposed wooden flooring, a feature open fireplace with wooden overmantel, and double doors opening into a vaulted, triple-aspect conservatory with large picture glazing and French doors to the terrace.

There is also a dual-aspect family room with exposed beams, full-height glazing, tiled flooring, a neighbouring cloakroom, and French doors opening to the terrace on two sides, along with a dual-aspect dining room with a side bay window. Completing the ground floor is an L-shaped kitchen/breakfast room featuring a range of wall and base units, complementary work surfaces and splashbacks and a

breakfast area with a side bay window and built-in seating. There is space for a sizeable table for informal dining, and a door leads to an inter-connecting fitted utility room with access to the side-aspect driveway.

Stairs rise from the reception hall to a generous first floor landing, giving access to a front aspect principal bedroom with built-in storage, a fitted dressing room and a fully-tiled en suite bathroom with bath and separate shower enclosure, three further double bedrooms, one with a front aspect bay window, and a fully-tiled family bathroom. A separate staircase rises from the landing to the second floor, which benefits from useful eaves storage and houses the property's two remaining double bedrooms and a fully-tiled family shower room.



Outside

Screened by mature shrubs and having plenty of kerb appeal, the property is approached through double wrought iron gates over a tarmacadam side driveway providing private parking and giving access to an outbuilding incorporating a double garage and an inter-connecting storage area with a door to the rear terrace. The generous wraparound garden surrounding the property on three sides is laid mainly to lawn bordered by mature shrubs and trees and features numerous seating areas, a summer house, a swimming pool with paved surround and a large wraparound paved terrace accessible from the family room and conservatory, the whole ideal for entertaining and al fresco dining.

Location

The property is located in one of the Harpenden's most sought-after roads near to amenities including comprehensive high street and boutique shopping, supermarkets including Marks and Spencer's, Waitrose and Sainsbury's, restaurants, bars and cafés. Sporting and leisure facilities include a sports centre with

indoor pool, three golf courses, rugby, tennis, bowling and cricket clubs and cycling, riding and walking routes on Harpenden Common, in the Woodland Trust's Heartwood Forest and in the Rothamsted Estate. Comprehensive amenities can also be found in St Albans, Hemel Hempstead, Luton, Welwyn Garden City and Watford. Communications links are excellent: Harpenden station (1.0 mile) offers direct services to London and the M1 gives access to major regional centres and the motorway network.

The town offers a wide range of state primary and secondary schooling including Wood End, St Dominic Catholic Primary, Roundwood Park, St George's and Sir John Lawes Schools (all rated Outstanding by Ofsted), together with independent schools including St Hilda's, The King's and Aldwickbury.

Distances

- Harpenden High Street 0.6 mile
- M1 (Jct 9) 4.3 miles
- St Albans 5.5 miles
- London Luton Airport 6.6 miles
- Central London 33.4 miles
- London Heathrow Airport 36.6 miles

Nearby Stations

- Harpenden (London St Pancras International 24 minutes)

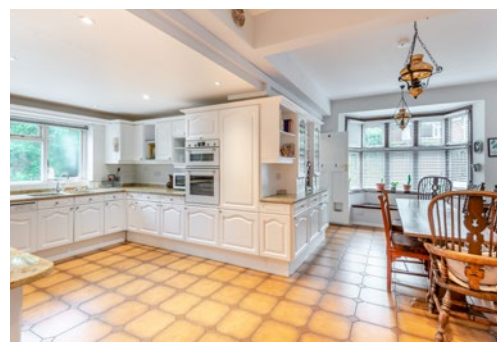
Key Locations

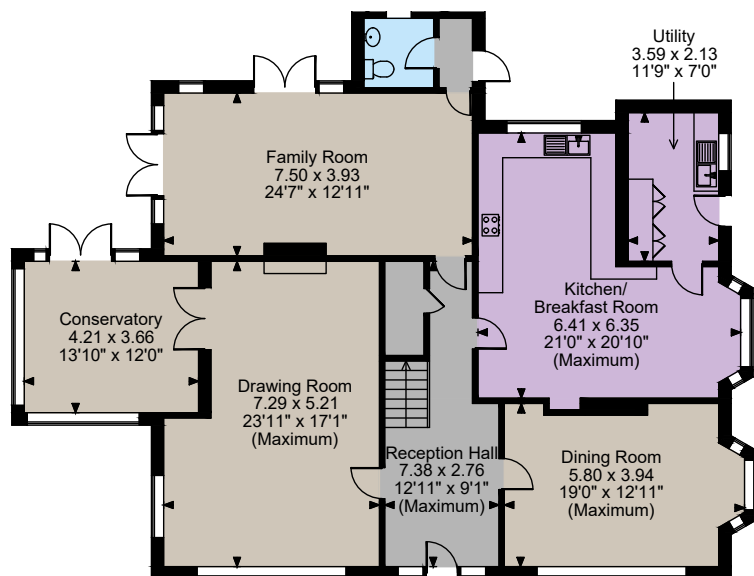
- Harpenden Common
- St Albans Cathedral
- Verulamium Museum & Park
- Hatfield House
- Shaw's Corner (National Trust)
- Mill Green Museum & Mill
- Welwyn Roman Baths
- Knebworth House
- Whipsnade Tree Cathedral

- Ashridge Estate

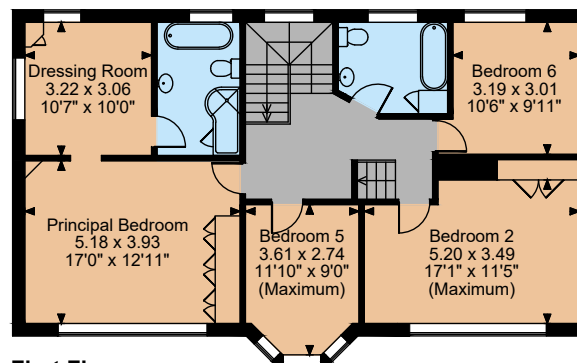
Nearby Schools

- St Hilda's School
- Roundwood Primary School
- Roundwood Park School
- Sir John Lawes School
- Katherine Warrington School
- St George's School
- St Nicholas CofE VA Primary School
- The King's School
- Harpenden Academy
- St Dominic Catholic Primary School
- Wood End School
- The Lea Primary School and Nursery

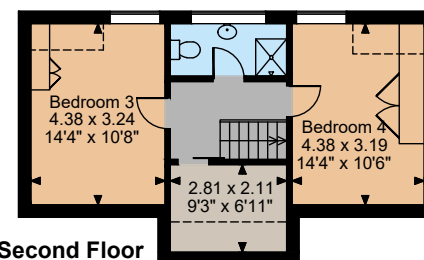
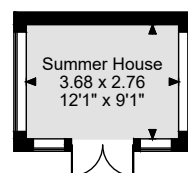
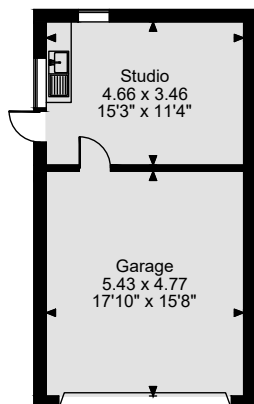




Ground Floor



First Floor

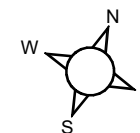


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,307 sq ft (307 sq m)

Garage internal area 279 sq ft (26 sq m)

Studio & Summer House internal area 287 sq ft (27 sq m)

Total internal area 3,873 sq ft (360 sq m)

For identification purposes only.

Directions

Post Code AL5 2EE

what3words: /// hands.slate.fame - brings you to the driveway

General

Local Authority: St Albans District council

Services: mains gas, electricity and drainage,

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

Council Tax: H

EPC Rating: E

Tenure: Freehold

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

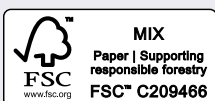
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Harpenden

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