



Orchard House

44 Park Avenue North, Harpenden

**STRUTT
& PARKER**

AN EPC GROUP COMPANY

A spacious family home set in 0.62 of an acre in this prime Park Avenue location.

The house was originally built in the late 1960s and is set within sprawling gardens surrounded by mature trees, with a swimming pool. The sizeable plot also presents a good opportunity for extension, subject to planning permission.



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



TWO GARAGES



0.62 ACRES



FREEHOLD



TOWN



2,495 SQ FT



**GUIDE PRICE
£3,650,000**



The property

Orchard House has been a much-loved family home for decades and is ready for the new owner to put their own stamp on the accommodation. The size and layout make it perfect for families, with a well proportioned and versatile ground floor featuring a large open plan living space at the rear, with lovely views of the gardens. Further reception rooms include a south-facing conservatory, a play room and a snug. There is also a useful study/home office. At the front of the house, the kitchen and breakfast room benefits from an adjoining utility room with space for laundry machines. The second floor has a spacious principal bedroom with its own dressing room and en suite bathroom, three further bedrooms and a family bathroom plus separate WC.



Outside

The house is situated on a popular road to the west of Harpenden town centre, set behind a boundary of mature trees that screen the house from the road. To the front, the in-and-out gravel driveway provides ample parking for a number of cars as well as easy access to a detached block of two garages. The rear garden is south facing and wonderfully established, featuring a variety of specimen trees, herbaceous borders and flowerbeds. A good-size patio adjoining the conservatory provides space to relax and leads to an outdoor swimming pool, which would benefit from some refurbishment.

Location

Harpenden has a thriving High Street and 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. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead.

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.



Distances

- Harpenden town centre 0.7 miles
- Redbourn 3.8 miles
- Wheathampstead 4 miles
- St. Albans 5.5 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- Luton Station

Key Locations

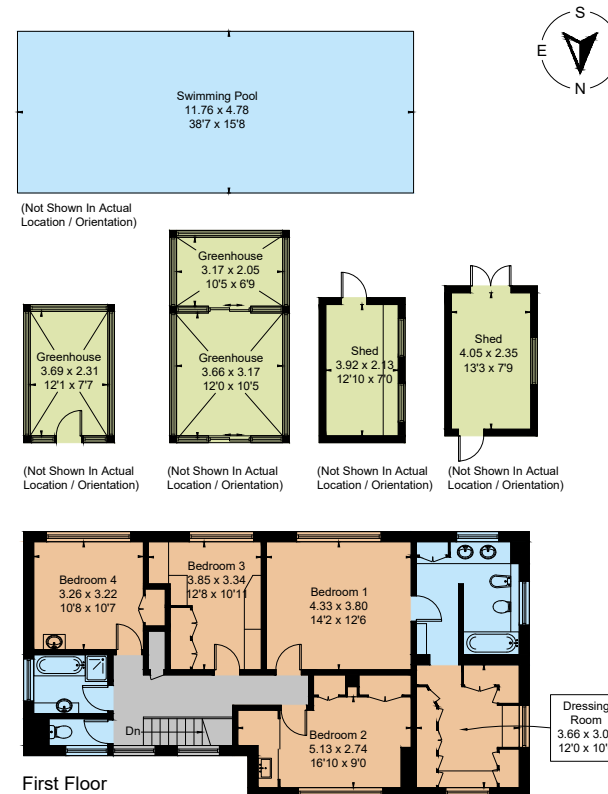
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common

Nearby Schools

- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School



Approximate Floor Area = 231.8 sq m / 2495 sq ft
 Outbuildings (Excluding Sheds) = 64.8 sq m / 697 sq ft
 Total = 296.6 sq m / 3192 sq ft



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 #95896

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Floorplans

Main House internal area 2,495 sq ft (231.8 sq m)
Outbuildings internal area 697 sq ft (64.8 sq m)
 For identification purposes only.

Directions

AL5 2ED

///what3words: ///tunnel.lift.will

General

Tenure: Freehold

Local Authority: St Albans City & District Council

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

Services: Mains electricity, drainage and water.
 Gas-fired central heating.

Council Tax: Band H

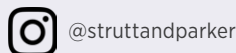
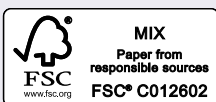
EPC Rating: D

Harpenden

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