



26 Park Hill
Harpenden, Hertfordshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

Beautiful period home in a popular area of Harpenden, with four bedrooms and an impressive 160ft garden

This well-presented family home has wonderful flow, retaining a range of period features. A mature garden extends the living space outdoors and provides an attractive setting for families. Within striking distance of the town centre, opposite the Nickey Line and well placed for excellent schooling.



**DOUBLE
RECEPTION
ROOM**



4 BEDROOMS



2 BATHROOMS



DRIVEWAY



**160 FT
GARDEN**



FREEHOLD



TOWN



1,372 SQ FT



**GUIDE PRICE
£900,000**



The property

Arranged over three floors, the property retains a number of original features, including exposed wooden floors, characterful fireplaces and picture rails, all typical of the 1920s. The tastefully presented interiors begin with the entrance hall which leads to an open-plan sitting room, zoned into two distinct seating areas. Each area features a working fireplace with built-in storage. The space flows into the kitchen/breakfast room with an attractive vaulted ceiling with exposed beams and Velux windows. The Harvey Jones kitchen is fitted with a butler sink and central island for casual dining. There is a Rangemaster cooker and integrated appliances including a fridge freezer and dishwasher. The kitchen has the added benefit of underfloor heating and bi-fold doors opening onto the garden terrace, extending the living space outdoors. There is also a WC/utility room. The first floor has three bedrooms, one with a fitted wardrobe and two with original fireplaces.

All are served by the family bathroom with roll-top bath and walk-in shower. Stairs rise to the second floor en-suite principal bedroom, which enjoys views across the garden and beyond.



Outside

The house has an attractive traditional façade with an established wisteria and gravel driveway with parking for one car. A side passage provides access to the impressive 160ft garden. Originally an orchard, it features beautiful fruit trees, mature hedging and a range of attractive shrubs and perennial planting. A paved terrace with pergola and a bar area provides a charming space for relaxing and entertaining. There is also a garden shed and summer house to the rear which has power and WiFi and could be used as a home office/playroom/gym.

Location

This home is situated in a popular area of Harpenden with its own amenities and good schools nearby including Roundwood Park School (juniors and seniors) just moments away, and Wood End School distance too. There is excellent access to local walks, parks and cycling routes locally. 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 4.5 miles
- Wheathampstead 3.9 miles
- St. Albans 5.6 miles
- Welwyn Garden City 8.7 miles

Nearby Stations

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

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo

- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

- Roundwood Park School
- Roundwood Primary School
- Wood End School
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St Nicholas Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 127.5 sq m / 1372 sq ft (Excluding Eaves)
 Summer House = 17.6 sq m / 189 sq ft
 Total = 145.1 sq m / 1561 sq ft
 (Excluding Pergola)



Floorplans
Main House internal area 1,372 sq ft (127.5 sq m)
 For identification purposes only.

Directions
 AL5 3AT
 what3words: ///began.eating.sooner

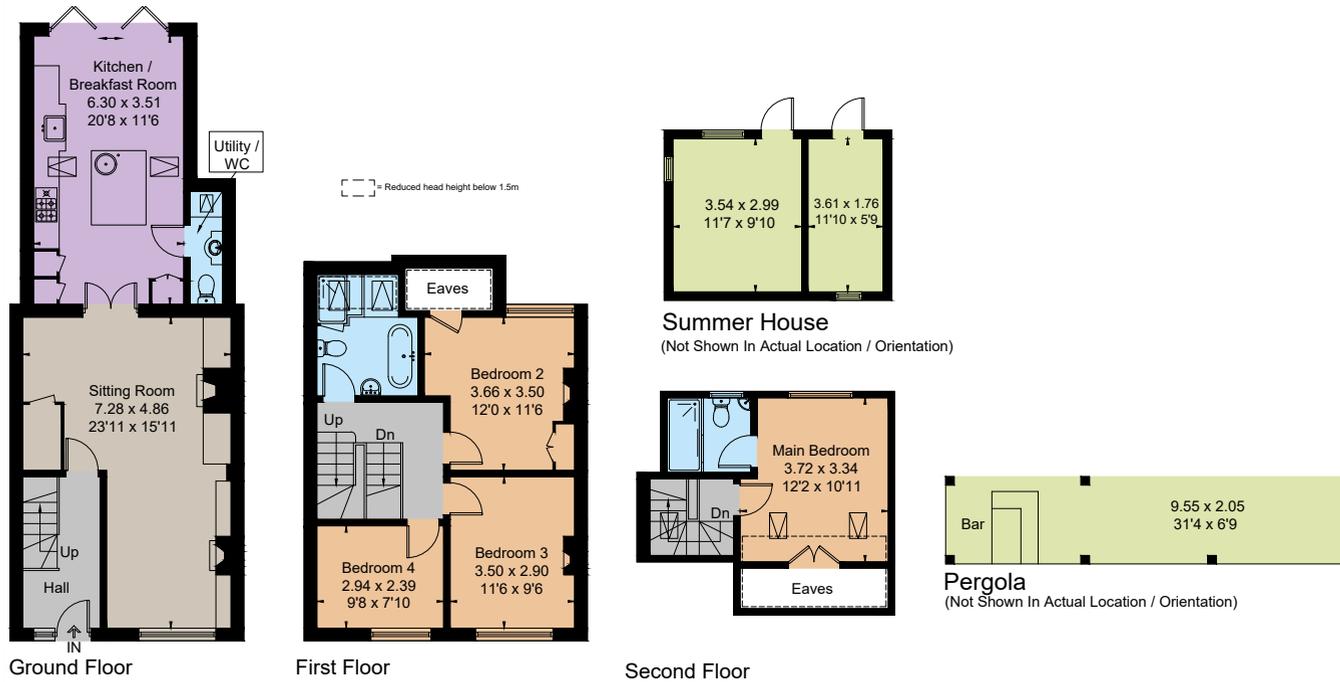
General
 Local Authority: St Albans City & District Council

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 D

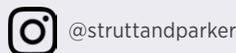
EPC Rating: D



 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 #98997

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