





4 Pigeonwick  
Harpenden, Hertfordshire





# A three-bedroom bungalow in an excellent central location in a quiet cul-de-sac.


A well-presented detached bungalow with bright and airy living space. The property is located on a small residential cul-de-sac less than half a mile from Harpenden town centre, with easy access to the town's amenities and commuter connections, yet just moments from beautiful open Hertfordshire countryside and a stone's throw to St Georges School.


**1 RECEPTION ROOM**


**3 BEDROOMS**


**1 BATHROOM**

**GARAGE**

**GARDEN**

**FREEHOLD**

**TOWN**

**1,291 SQ FT INCLUDING GARAGE**

**GUIDE PRICE £795,000**



## The property

4 Pigeonwick is a comfortable detached bungalow with sunny south-facing garden, in a desirable and convenient Harpenden setting. The accommodation features a well-proportioned sitting room at the rear, measuring 20ft and benefitting from a south-facing aspect and sliding glass doors opening onto the rear garden. The room has wooden flooring and a high ceiling with recessed LED lighting and offers space for both a seating area and a family dining table. The galley kitchen is accessible via a side door and features plenty of storage space in contemporary fitted wooden units to base and wall level. There is also an integrated double oven, a four-ring gas hob and an extractor hood, as well as a built-in dishwasher and fridge/freezer and space for a washing machine. Additionally the property benefits from a ground floor macerator toilet.

The reception hall features a built-in cupboard space that leads to the three double bedrooms, two to the front and one at the rear, with all three boasting similar proportions. One of the bedrooms is ideal for

use as a home study or an additional reception room, with two of the bedrooms benefitting from built-in wardrobes. The property also includes a shower room with a low-level WC, a chrome heated towel rail and a washbasin, with extensive built in storage.

## Outside

At the front of the property, the driveway provides parking space and slopes down to the integrated garage, which is situated below the main accommodation. The garage measures 30ft, offering the potential to house two vehicles, with a useful electric roller shutter door, this area could also be used as home storage and workshop space or converted to provide additional living accommodation, subject to the necessary planning consents.

The front garden has an area of paved terracing with a central gravel bed containing various shrubs.





## Outside

At the rear, the sunny south-facing garden has been professionally designed and landscaped to provide a calming oasis, including timber decking at the back of the house and raised railway sleeper beds with a wealth of established shrubs and flowering perennials. There are further beds at the borders with various spring flowers and shrubs, while the garden is enclosed by high timber fencing and walls, for a sense of peace and privacy from neighbouring properties.

## 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. 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 0.3 miles
- Wheathampstead 3.2 miles
- Redbourn 3.4 miles
- St. Albans 5.0 miles
- Welwyn Garden City 7.8 miles
- Hemel Hempstead 8.8 miles
- Hatfield 8.4 miles

### Nearby Stations

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

### Key Locations

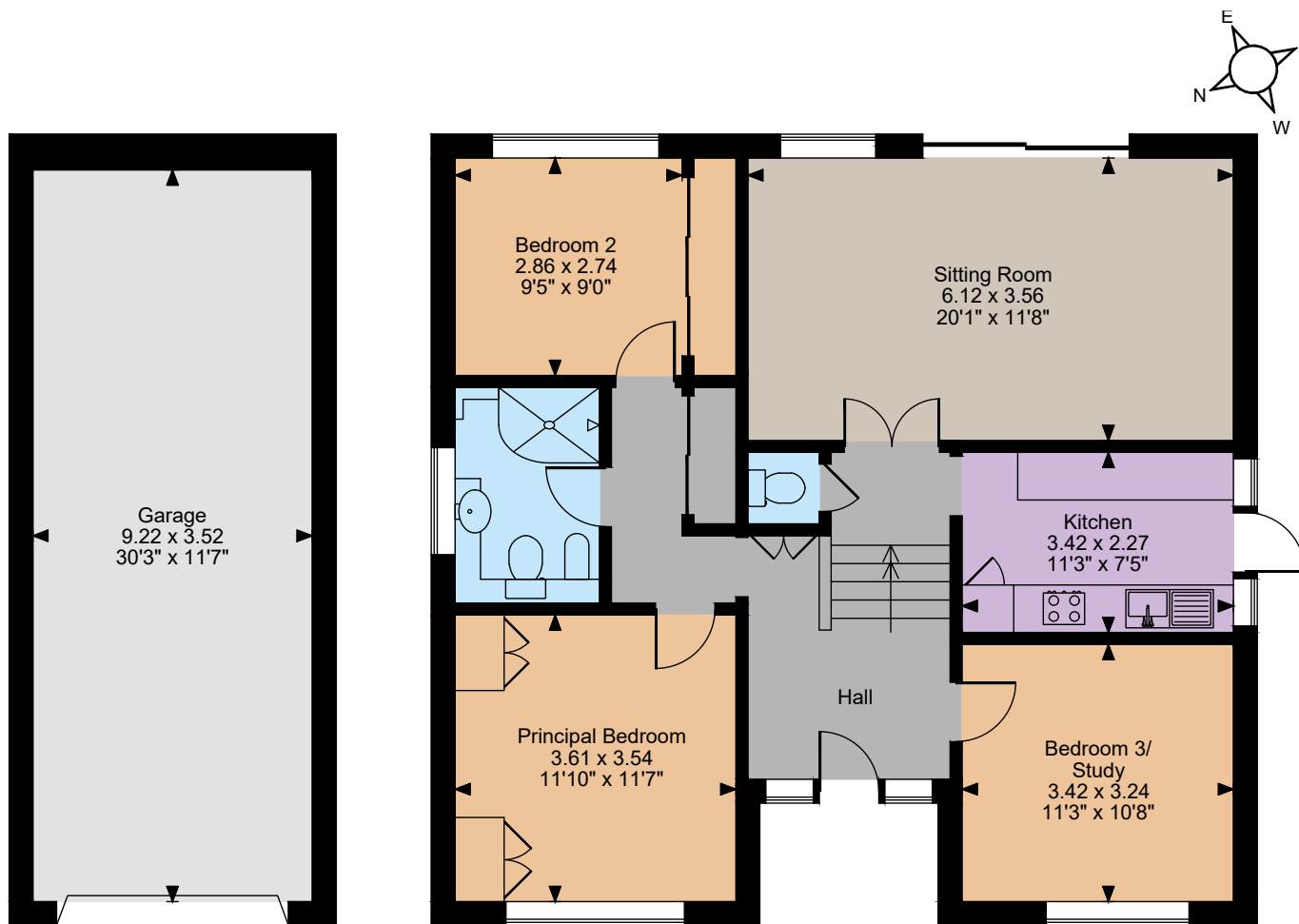
- Rothamsted Manor
- Rothamsted Park
- The Harpenden Sports Centre
- Harpenden Common

- Harpenden Farmers Market
- Eric Morcambe Centre
- Harpenden Common Golf Club
- Harpenden Golf Club
- Heartwood Forest
- The Nickey Line Rail Walk

### Nearby Schools

- St Hilda's School
- Aldwickbury School
- The King's School
- St Albans High School for Girls
- St Albans School
- Beechwood Park,
- St Georges School
- Sir John Lawes School
- Roundwood Park School
- Woodend Primary School
- Crabtree Infant and Junior School
- High Beeches Junior School
- Manland Primary School
- The Lea Primary School and Nursery





Ground Floor

## Floorplans

Main House internal area 942 sq ft (88 sq m)  
Garage internal area 349 sq ft (32 sq m)  
Total internal area 1,291 sq ft (120 sq m)  
For identification purposes only.

## Directions

AL5 4EZ

///ruby.flood.noses - brings you to the driveway

## General

Local Authority: St Albans District Council

Services: All mains, gas, electric and water connected.

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

Council Tax: F

EPC Rating: E

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

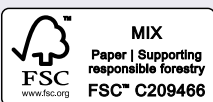
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## Harpenden

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