

Pipers Avenue,
Harpenden



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A superbly presented four-bedroom family home in South Harpenden, with enclosed southeast-facing gardens.

Tucked away on a popular residential road, close to attractive countryside, this detached home is ideally arranged for modern family living. Offering bright well proportioned accommodation with parking for several vehicles and an enclosed garden, it provides an excellent balance of everyday practicality and space for entertaining.

The layout includes three reception areas on the ground floor: a study, a family room, and an open-plan kitchen, dining and living room forming the heart of the home. Spanning the full width of the house, this impressive space benefits from underfloor heating and opens onto the rear garden through expansive glazed sliding doors, creating a seamless connection between inside and out. The contemporary kitchen is fitted with sleek black gloss cabinetry, solid timber worktops and a central island providing additional preparation space and storage. Also on the ground floor are a useful utility room with space for laundry appliances, positioned between the kitchen and the integral garage, a cloakroom, and a double bedroom with an en suite shower room, making it ideal for guests, older children or multigenerational living.

Upstairs, the principal bedroom enjoys a well-appointed en suite shower room, while two further double bedrooms are served by a smartly refurbished family bathroom fitted with Italian sanitary ware with a bath and separate shower.



The house is set back from the road behind a granite chipping in-and-out driveway providing off-street parking for several vehicles and access to the integral garage. The low-maintenance front garden is neatly landscaped, with conifers adding year-round structure and interest. An arched wrought iron gate set within a brick wall provides attractive side access to the rear garden.

The southeast-facing rear garden enjoys a delightful sunny aspect, with an expansive deck adjoining the house and a pergola with a slate roof creating a sheltered outdoor dining and barbecue area. The lawn is enclosed by timber fencing and bordered by mature hedging, providing privacy, natural shade and an attractive green backdrop.

Location

Pipers Avenue is situated within the sought-after area of Southdown, which is especially favoured by families for its excellent schooling, generous homes, nearby green spaces and convenient access to the town centre and station. Southdown has a strong community feel, centred around its popular local shopping parade on Southdown Road, where residents enjoy the convenience of a Co-op supermarket, Post Office, pharmacy, butcher, cafés and a variety of independent shops and everyday services. Harpenden itself 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.

General

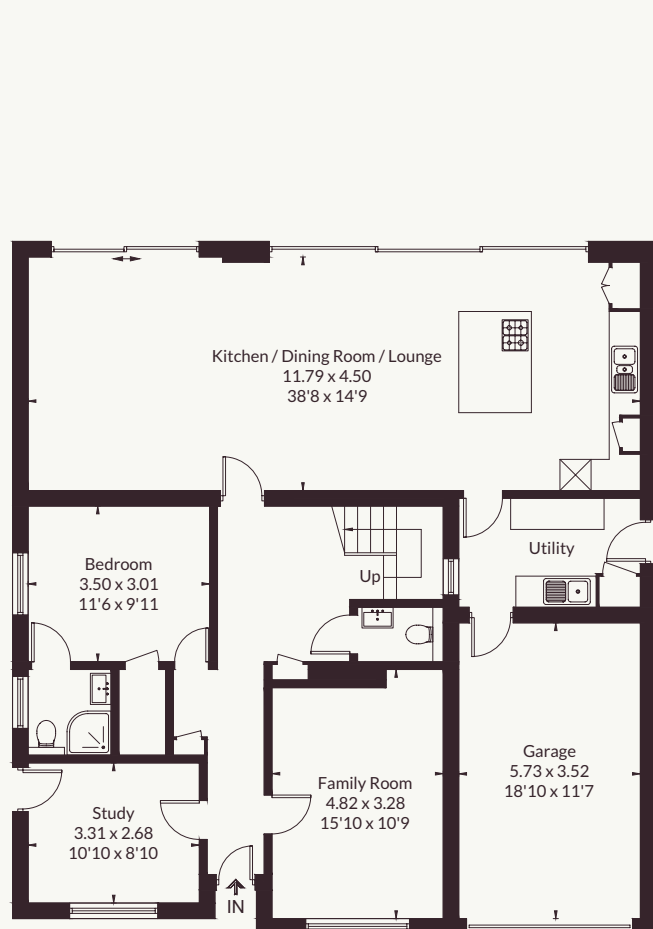
Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,666 sq ft (247.7 sq m)
Four double bedrooms
Three reception rooms
Southeast-facing garden
Garage
Freehold | Residential

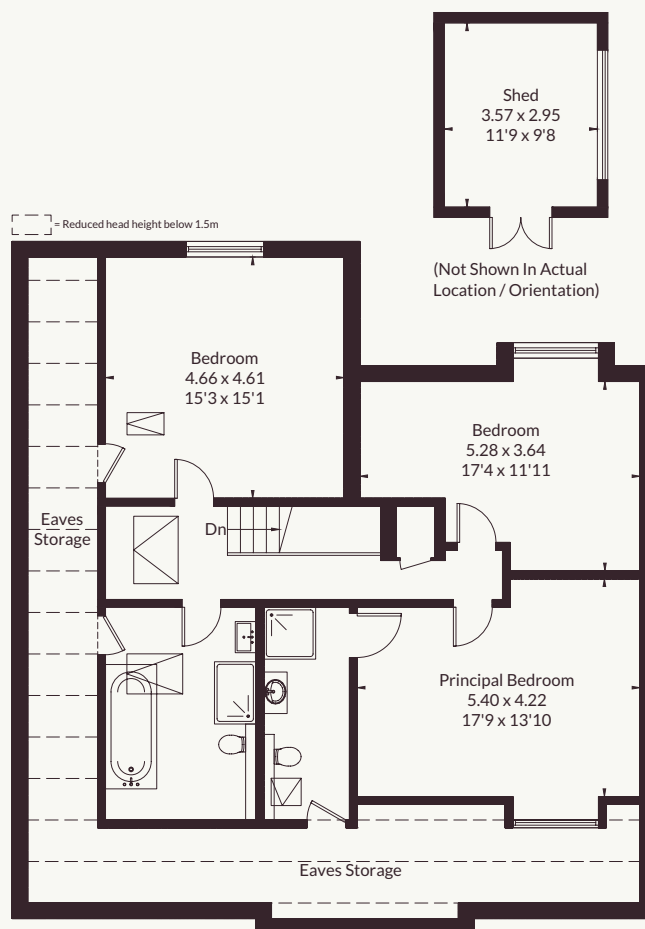
Offers in excess of
£1,295,000
No upper chain



Approximate Floor Area = 247.7 sq m / 2666 sq ft
(Including Garage / Excluding Eaves / Shed)



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 #112254

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