



33 Prospect Lane
Harpenden



A much-loved detached family home in the sought-after area of West Common, with expansive mature gardens and far-reaching countryside views.

The house has been in the same ownership since it was constructed some 40 years ago and has been well maintained. It presents a fantastic opportunity for development.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2,326 SQ FT



**GUIDE PRICE
£2,000,000**



The property

Over the years the property has been well maintained and has received a number of improvements, including a side extension. The interiors have charm and character, such as an impressive stone fireplace and exposed brick detailing. The accommodation is light filled and spacious, providing ample space for families. Downstairs, a welcoming entrance hall leads to a dual aspect sitting room leading out to the garden; a study; a formal dining room, also with garden access; and a kitchen and breakfast room with adjoining utility room. To the side of the house there is a further reception room which makes an excellent space for relaxing as a family. Upstairs, the principal bedroom is a good size and leads to a dressing room and en suite bathroom. The three remaining bedrooms are all double size and share a family bath and shower room.



Outside

Tucked away on a quiet and leafy residential street, the house is well placed for enjoying access to the local network of footpaths and bridleways, perfect for dog walking, which lead to neighbouring villages. To the rear, the southwest-facing garden is bordered by open countryside, over which there are magnificent far-reaching views. Mature trees, hedges and flowerbeds around the boundary provide a high degree of privacy and an inviting feel, while the expansive lawn is bounded by a large paved terrace adjoining the house. To the front, a carriageway driveway affords ample off-street parking and access to an attached garage.

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 2.6 miles
- Redbourn 3.9 miles
- St. Albans 4.1 miles
- Wheathampstead 4.4 miles
- Hemel Hempstead 8.4 miles
- Welwyn Garden City 9.2 miles
- Hatfield 9 miles

- 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 Stations

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

Key Locations

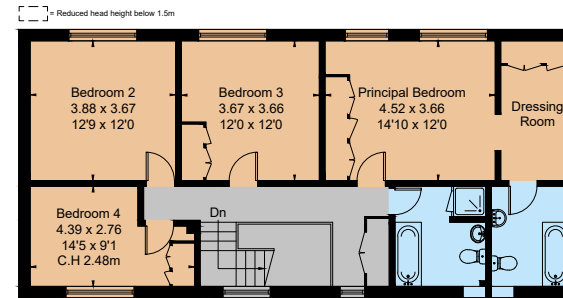
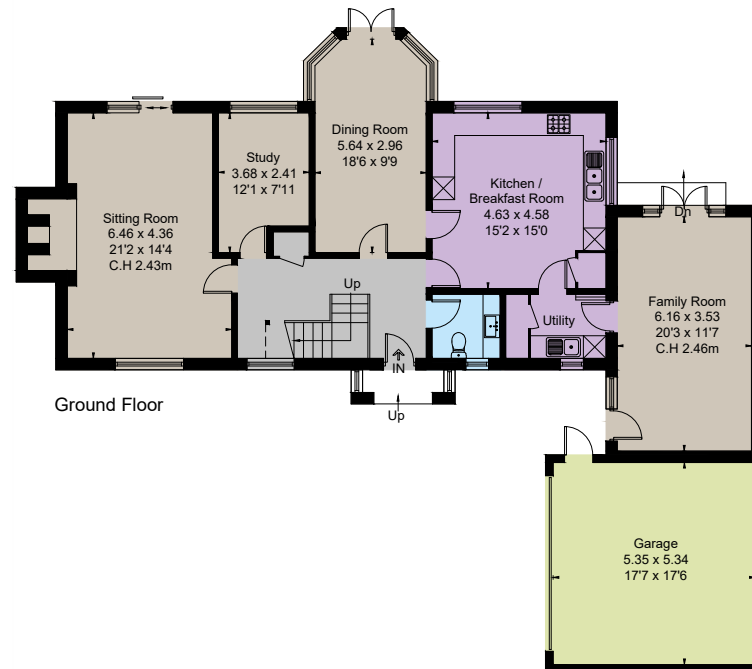
- Harpenden Golf Course
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre

Nearby Schools

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



Approximate Floor Area = 216.1 sq m / 2326 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 244.7 sq m / 2634 sq ft



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 #96310



Floorplans

Main House internal area 2,326 sq ft (216.1 sq m)

Garage internal area 308 sq ft (28.6 sq m)

For identification purposes only.

Directions

AL5 2PL

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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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For the finer things in property.



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