



8 Spenser Road
Harpenden

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome Edwardian property centrally located with parking and attractively landscaped gardens

The house is conveniently located for enjoying Harpenden's many shops and restaurants and is well-placed for local schools and open green spaces – it is the ideal family home. The property backs onto the bowling club.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2,097 SQ FT



**GUIDE PRICE
£1,650,000**



The property

The stylish property incorporates upgraded décor with the original charm of the Edwardian era, including a stained-glass front door with matching fanlight, period fireplaces, picture rails and tall sliding sash windows. The lofty ceilings are made to feel even taller by the ornate cornicing, with the main reception rooms – a well-proportioned sitting room and separate family room – offering fantastic natural light and a feeling of space. At the back of the house, a contemporary extension adds a new dimension to the house, with elegant grey painted cabinetry and wood floors. A relaxed family area is warmed by a wood-burning stove and leads to the garden via a set of sliding doors, with a utility room tucked away unobtrusively, providing space for laundry machines. The first floor comprises a generous principal bedroom with built-in wardrobes, two further double bedrooms with storage and original fireplaces, and a family bathroom with bath, shower room and underfloor heating. There are two final bedrooms on the top floor, plus a shower room and ample eaves storage.



Outside

The handsome property is situated in the ever-popular 'Poets' conservation area of Harpenden, on an attractive road lined with similar period houses. To the front, the red-brick property is approached over a gravel driveway with space for one car; further parking is available on Spenser Road with a permit. The rear garden has been skilfully landscaped to create a relaxing space which serves both family time and entertaining, with a large paved terrace adjoining the house and leading onto a spacious lawn enclosed by wooden panel fencing and beautifully thought-out borders of various shrubs and bedding plants. A wooden shed provides garden storage.

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.

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 train station 0.5 miles
- Harpenden 0.9 miles
- Welwyn Garden City 6.1 miles
- St. Albans 8 miles
- Hemel Hempstead 8 miles
- Hatfield 8.7 miles

Nearby Stations

- Harpenden

Key Locations

- Rothamstead Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle
- Hatfield House
- Shaw's Corner (National Trust)

Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's
- Sir John Lawes
- Roundwood Park
- Aldwickbury
- St Hilda's
- The King's
- St Albans High School for Girls



Approximate Floor Area = 194.8 sq m / 2097 sq ft (Excluding Eaves)



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 #97359

Floorplans

Main House internal area 2,097 sq ft (194.8 sq m)
For identification purposes only.

Directions

what3words: ///pipes.goes.cheese

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 G

EPC Rating: D

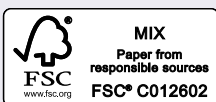
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Harpenden

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