

40 Tennyson Road

Harpenden



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A semi-detached Edwardian home with four bedrooms and generously sized garden, in a fantastic setting for the High Street, station and St George's School – all within half a mile.

The characterful property has been modernised to a high standard yet retains much of its period charm, including its classical Edwardian front elevations, picture rails, a handsome brick fireplace and a stained-glass front door.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



SHED



GARDEN



FREEHOLD



TOWN



1,546 SQ FT



**GUIDE PRICE
£1,195,000**



The property

The refurbishment has updated the house while keeping to the traditional layout and elegant lines of the era: there is ample space for families, with well-proportioned reception rooms and a generous kitchen extension to the rear which creates a fantastic open plan living space. The entrance hallway, which has been skilfully restored back to its Edwardian heyday, provides a stylish welcome, with the front door opening to a tiled floor, decorative plasterwork and wall panelling. Clever storage under the stairs provides space to keep shoes and bags tucked away. The two reception rooms at the front of the house include a sitting room with wood-burning stove and a snug with built-in joinery that makes a great spot for family movie nights. The kitchen is filled with light thanks to a roof lantern and French doors leading out to the garden. Elegant blue and cream cabinetry is accented by copper hardware and a Belfast sink. Appliances include a Rangemaster oven, a wine cooler, microwave and Bosch dishwasher, all seamlessly integrated into the design, with a separate utility room for laundry machines. Upstairs, there are three good-size bedrooms and a family bathroom on the first floor and a principal bedroom with en suite shower room on the second floor, the latter with useful eaves storage.



Outside

The house is set behind an attractive front garden with on-street parking on the road (permit required, Zone 1). The rear garden is an excellent size, facing east to capture the morning sun, with a sizeable terrace adjoining the house and providing space for alfresco dining. The expansive lawn is enclosed by high hedges and wooden panel fencing for privacy, while a number of mature trees and shrubs provide additional interest. At the end of the garden there is a children's play area and a storage shed.

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 0.4 miles
- Wheathampstead 3.4 miles
- Redbourn 3.7 miles
- St. Albans 6.1 miles
- Welwyn Garden City 8.1 miles
- Hatfield 9.7 miles
- Hemel Hempstead 9.9 miles

Nearby Stations

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

Key Locations

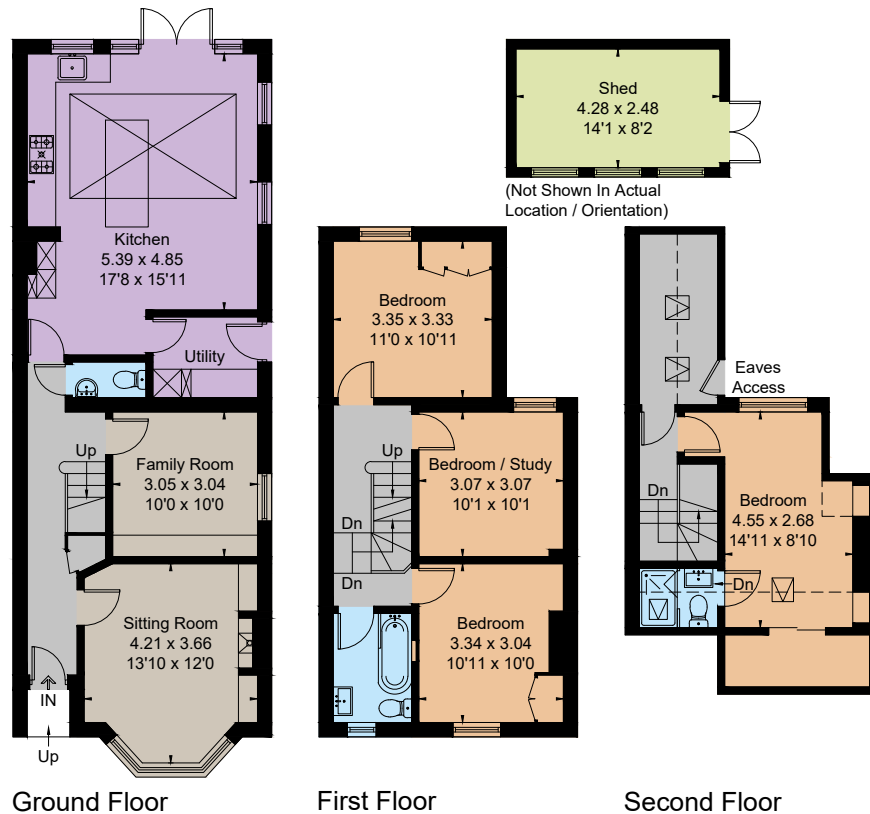
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line

- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

- Wood End School
- Roundwood Park School
- 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
- St. Albans Boys School
- Beechwood Park School

Approximate Floor Area = 143.6 sq m / 1546 sq ft
(Excluding Shed)



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 #97625

Floorplans

Main House internal area 1,546 sq ft (143.6 sq m)
For identification purposes only.

Directions

AL5 4BB

what3words: ///slang.curiosity.foal

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 E

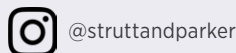
EPC Rating: D

Harpenden

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For the finer things in property.

