



# 15 The Uplands

Harpenden, Hertfordshire

## A grand, detached family home in the sought-after area of West Common, with mature gardens of about 0.47 acres.

The generously proportioned property has been updated and extended to substantially increase the footprint to more than 3,200 sq ft – perfect for modern family life.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RESIDENTIAL**



**3,233 SQ FT**



**GUIDE PRICE  
£2,950,000**



### The property

The elegantly appointed home has been significantly improved in the last six years and is very well presented, with a timeless décor scheme and a bright, open layout that's ideally laid out for socialising. A welcoming entrance hallway provides access to all of the ground floor rooms: a sitting room with French windows opening to the rear garden, a separate formal dining room, currently used as a pool room. Also with garden access, a study, a cloakroom with WC and, the highlight, a fabulous open plan kitchen and family room with adjoining utility. The latter incorporates a relaxed sitting area, dining space and a stunning kitchen with large central island, ample cabinetry from Fine Fitted Kitchens and a range of premium integrated appliances including an AGA. The property further benefits from a security alarm system.

The first-floor accommodation has excellent flow, with the bedrooms arranged around a central landing that incorporates built-in storage. The principal bedroom is fantastically spacious with its own en suite bath and shower room and fitted wardrobes, and there are a further two en suite double bedrooms ideal for visiting guests or older children. The remaining two bedrooms are also double size with built-in storage and share a well-appointed family bath/shower room.



## Outside

The house is set within a generous plot surrounded by mature trees and hedging providing a high degree of privacy. To the front, the house is approached over a block-paved horseshoe-shaped driveway bordered by beech hedge, with attractive landscaping to the front. There is ample parking on the drive and within an attached double garage with electric door.

Two side gates provide access to the south-facing rear garden which is an excellent size and has been professionally landscaped to include well-stocked flowerbeds and borders and a striking pergola feature. Adjoining the house is a substantial paved terrace that is ideal for alfresco dining in the warmer months, while there is also a summerhouse and a separate large outbuilding which has previously been used as a games room or gym and home office. To the rear there is a kitchen garden with raised planters and a greenhouse, and a further paved seating area.

## 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 2.3 miles
- Redbourn 3.8 miles
- St. Albans 4 miles
- Wheathampstead 4.4 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

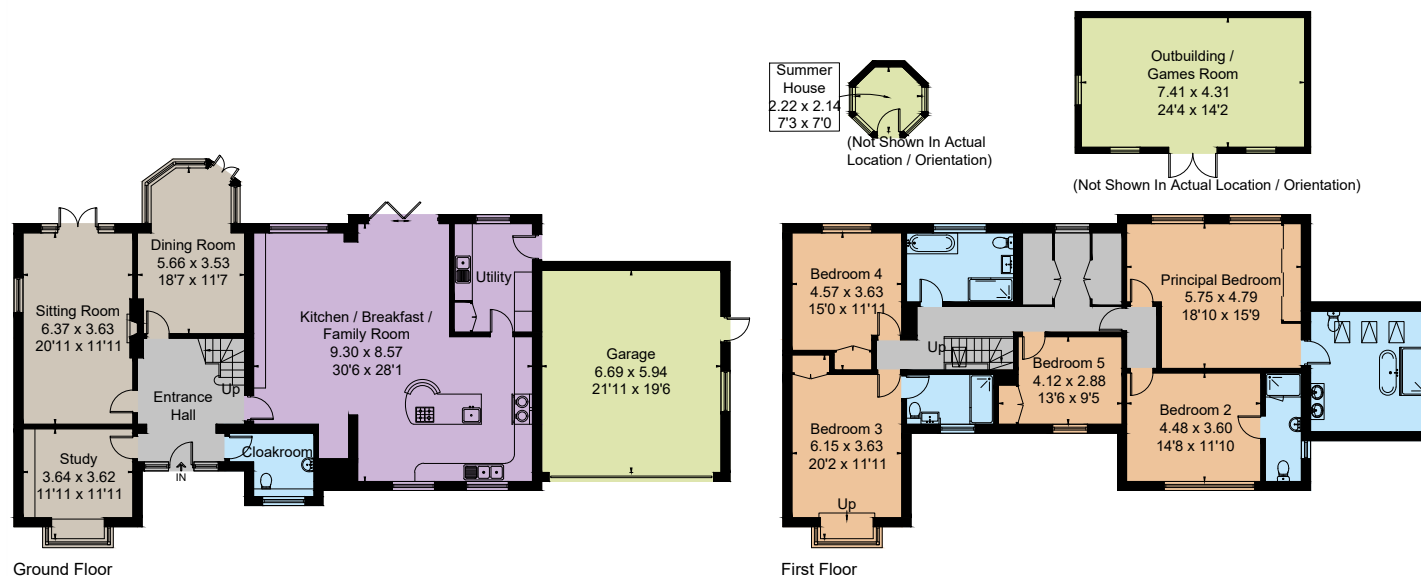
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

## Nearby Schools

- Wood End School
- Roundwood Park School
- High Beeches 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 = 300.4 sq m / 3233 sq ft  
 Garage = 39.9 sq m / 429 sq ft  
 Outbuildings = 35.7 sq m / 384 sq ft  
 Total = 376 sq m / 4046 sq ft



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 #102424

## Floorplans

**Main House internal area** 3,233 sq ft (300.4 sq m)  
**Garage internal area** 429 sq ft (39.9 sq m)  
**Outbuildings internal area** 384 sq ft (35.7 sq m)  
 For identification purposes only.

## Directions

AL5 2PG

what3words: ///slows.really.cooks

## 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 G

**EPC Rating:** C

## Harpenden

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