

Topstreet Way,  
Harpenden



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## A detached four-bedroom family home, with beautiful gardens in a popular area of Harpenden close to schools and the station.

### Property description

This attractive mid-century home is immaculately presented, featuring tasteful neutral interiors throughout. The traditional layout begins with a porch leading into a welcoming hallway, which includes a smart WC/shower room at one end and stairs to the first floor. The kitchen/breakfast room has been recently updated with sleek contemporary cabinetry by Kitchen Ergonomics, complemented by quartz worktops and upstands. Integrated appliances include an AEG induction hob and oven, a Miele fridge, a Franke double sink, and a Quooker hot tap for added convenience. The herringbone luxury vinyl tile flooring is laid in an attractive herringbone pattern, and a breakfast bar/table is perfectly positioned to enjoy views of the garden. The sitting room is a particularly appealing reception space, centred around an elegant original Victorian fireplace with a contemporary period style stone mantle surround. A large window provides a pleasant outlook over the landscaped front garden, while natural light flows through glazed French doors into the adjoining dining/family room. This versatile space features original parquet flooring and a glazed door opening onto the deck, seamlessly extending the living area outdoors.

Upstairs, the principal bedroom benefits from useful built-in storage and enjoys an outlook over the rear garden. There are three further bedrooms, two of which are doubles and a well-appointed family bathroom completes the first-floor accommodation.

This home is particularly well presented, set back from the road behind a block-paved driveway, flanked by a range of beautifully maintained planting and mature shrubs, creating an attractive first impression. The driveway provides ample parking and access to the integral garage, while two gated side passageways lead to the south-facing rear garden.



Thoughtfully landscaped and impeccably maintained, the garden provides a truly wonderful outdoor space. Immediately adjacent to the house, a raised deck offers a fabulous setting for al fresco dining. Steps descend to a manicured lawn, bordered by an impressive array of planting that brings structure, texture and colour throughout the seasons. Further hard and soft landscaping creates a number of distinct zones, including an area with raised beds for cultivating fruits and vegetables. To the rear, a garden office provides excellent space for home working, hobbies or a variety of additional uses, while a further garden store offers practical 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 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.

Postcode region: AL5

### General

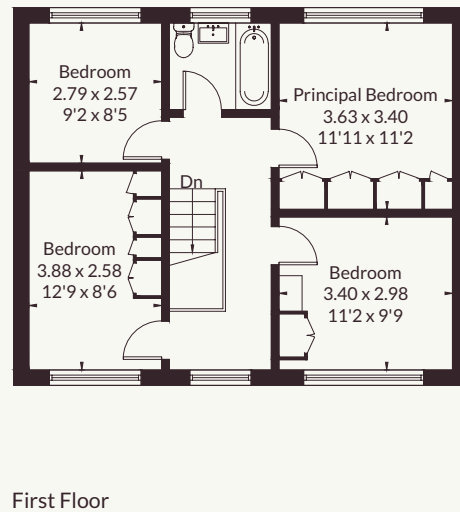
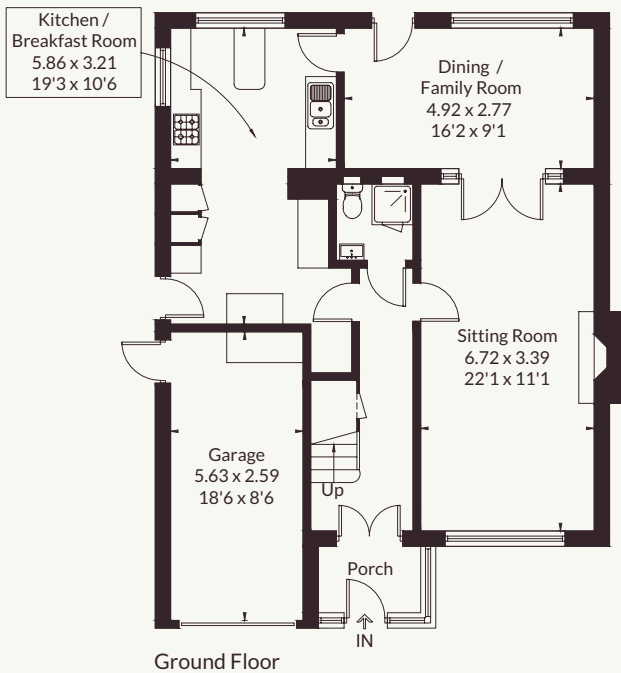
Local Authority: St Albans City and District Council  
Services: Mains electricity, drainage and water. Gas-fired central heating.  
Council Tax: Band G  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,674 sq ft (155.5 sq m)**  
**Four bedrooms**  
**Attractive landscaped gardens**  
**Garden office**  
**Garage and driveway parking**  
**Freehold | Residential**

**Guide price £1,300,000**



Approximate Floor Area = 130.7 sq m / 1407 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Garden Office = 10 sq m / 108 sq ft  
 Total = 155.5 sq m / 1674 sq ft



[Dashed box symbol] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

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 #107610

## Strutt & Parker Harpenden

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