

Gorran Close,  
Harpenden, Hertfordshire



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## A charming family home with spacious gardens, in the popular West Common area of Harpenden.

An attractive detached family home occupying a generous plot in the highly regarded West Common area of Harpenden. Originally constructed in the 1920s, the property retains a wealth of character and period charm, while offering an exciting opportunity for sympathetic modernisation and enlargement, subject to the necessary consents.

The property extends to 2,394 sq ft and includes three reception rooms, four bedrooms, a double garage and beautifully established gardens. A spacious triple-aspect drawing room enjoys views over the grounds and opens directly onto the garden, while the dining room, kitchen and adjoining utility room offer excellent potential to create a contemporary family living space.

Outside, the property is set well back from the road behind mature boundaries, providing a high degree of privacy. The extensive rear garden is a particular feature, comprising expansive lawns, mature planting and a terrace for outdoor entertaining, together with a greenhouse and useful workshop.



Gorran Close boasts a particularly attractive brick façade, featuring leaded windows and a recessed decorative porch beneath a clay-tiled roof. Set back from the road behind a deep beech hedge and fenced front garden, this home enjoys a sense of privacy and seclusion. The property is entered through a five-bar gate onto a spacious gravel driveway, which provides access to a generous garage. A pedestrian gate within a decorative brick wall leads to the expansive rear gardens, which are fully enclosed by fencing. They are a particular highlight, offering exceptional space for families to enjoy, entertain and make their own for years to come. They currently feature a large area of lawn, interspersed with delightful rose beds and mature shrubs, providing year-round structure and interest. A stone terrace offers a setting for relaxing or al fresco dining, while a greenhouse is tucked away to one side alongside a useful workshop for garden storage.

### Location

West Common in Harpenden is a highly sought-after area, prized for its peaceful semi-rural feel and easy access to the town centre while still offering a strong sense of community and countryside living. Harpenden itself 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 central heating.  
Council Tax: Band H  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,394 sq ft (222.4 sq m)

Four bedrooms

Three reception rooms

Enclosed gardens

Double garage and

driveway parking

Freehold | Residential

Guide price £1,795,000

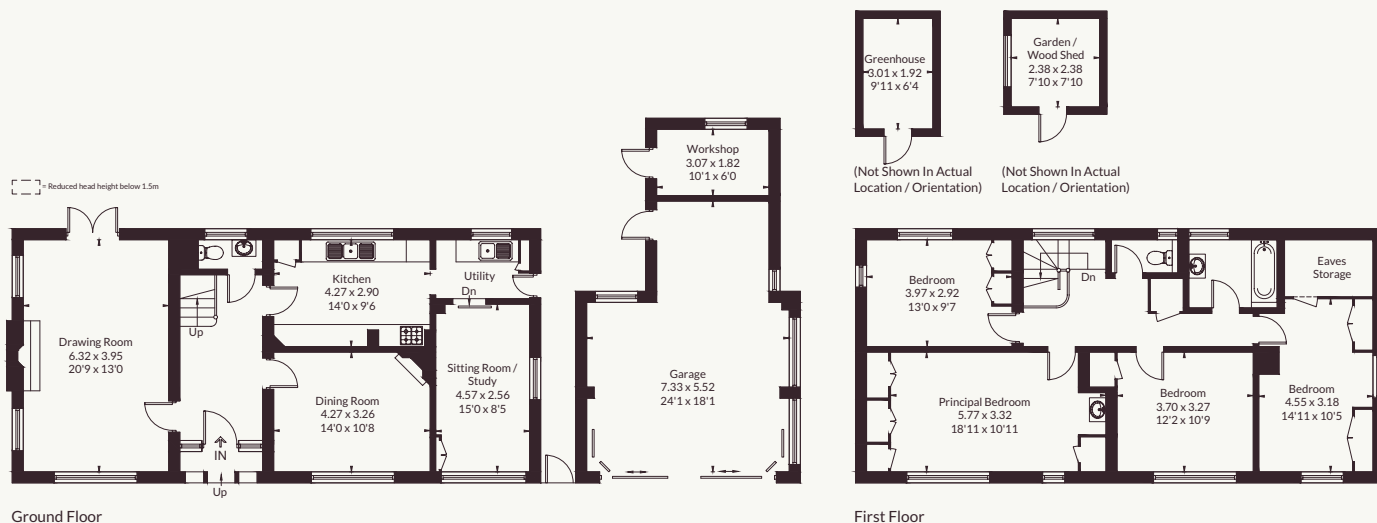


Approximate Floor Area = 171.2 sq m / 1843 sq ft (Including Eaves Storage)

Garage = 34.2 sq m / 368 sq ft

Outbuildings = 17.0 sq m / 183 sq ft

Total = 222.4 sq m / 2394 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 #109314

## Strutt & Parker Harpenden

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