



34 West Common Way
Harpenden, Hertfordshire

STRUTT
& PARKER
BNP PARIBAS GROUP

A much-loved detached family home in the sought-after area of West Common, with mature gardens and offering excellent potential for modernisation.

This mid-century detached family home occupies a sought-after position within a desirable area of Harpenden. Set along a quiet residential street, the property offers generous proportions in attractive surroundings. Although now ready for updating, it presents an exciting opportunity for a new owner to create a superb family home tailored to their own style and requirements. The property also benefits from owning the Spinney in front ensuring your view is protected.



3 RECEPTION
ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE
GARAGE



0.442 ACRES



FREEHOLD



RESIDENTIAL



3,100 SQ FT



GUIDE PRICE
£3,000,000



The property

Over the years this house has seen several extensions and improvements, including the provision of replacement glazing. Though in need of modernisation, the interiors have charm and character, such as a traditional stone clad fireplace in the sitting room. The accommodation is light-filled and well-proportioned, providing ample space for large families. It opens via a porch into the entrance hall with an adjacent WC and stairs to the first floor. From here, bi-fold doors lead to the expansive sitting room, enjoying a delightful triple aspect with patio doors opening onto the garden. A log burner provides a cosy focal point during the colder months. The room flows through to the dining room with further patio doors to the terrace – perfect for al fresco dining in the warmer months. The kitchen/breakfast room is traditional in style and offers an area for informal family dining. It includes an integrated oven and dishwasher, along with further space for a range-style cooker. The utility room provides a laundry area and useful storage. A study to the rear looks out upon the garden and would make an ideal home office or snug.

Upstairs and to the front of the property, the principal bedroom has a pleasant outlook and features built-in storage and an en suite shower room. Four further well-presented bedrooms, three of which are double in size, include built-in storage and are served by a good-sized family bathroom.



Outside

Situated on a quiet, residential street, this impressive home is approached via a substantial block-paved driveway, providing ample off-street parking. A well-maintained lawn, interspersed with mature trees, creates an attractive frontage that enhances this home's sense of space and seclusion. A double garage with an electric door offers secure parking and storage, and a side gate provides convenient access to the rear garden.

The rear garden is both private and inviting. Mature hedging and established flowerbeds frame the boundaries, creating a peaceful, sheltered setting. An expansive lawn stretches out from the house, bordered by a generous paved terrace. It is ideal for outdoor dining, entertaining, or simply enjoying the tranquillity of the surroundings. There is also a useful garden store.

Location

Harpden 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 1.7 miles
- Redbourn 2.7 miles
- Wheathampstead 3.6 miles
- St. Albans 4.1 miles

Nearby Stations

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

Key Locations

- Harpenden Golf Course
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral

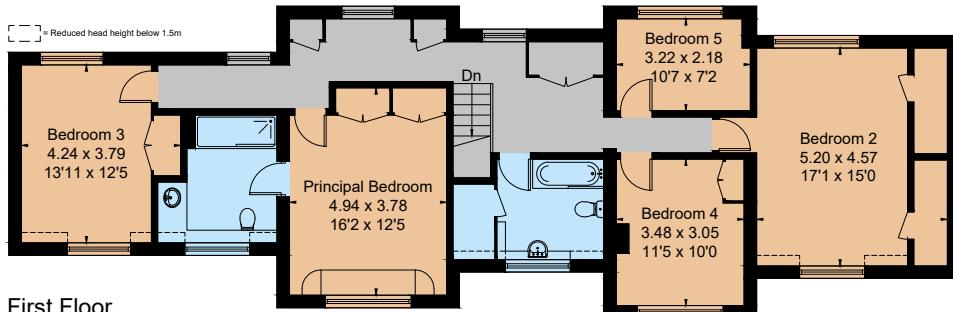
Verulamium Park

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

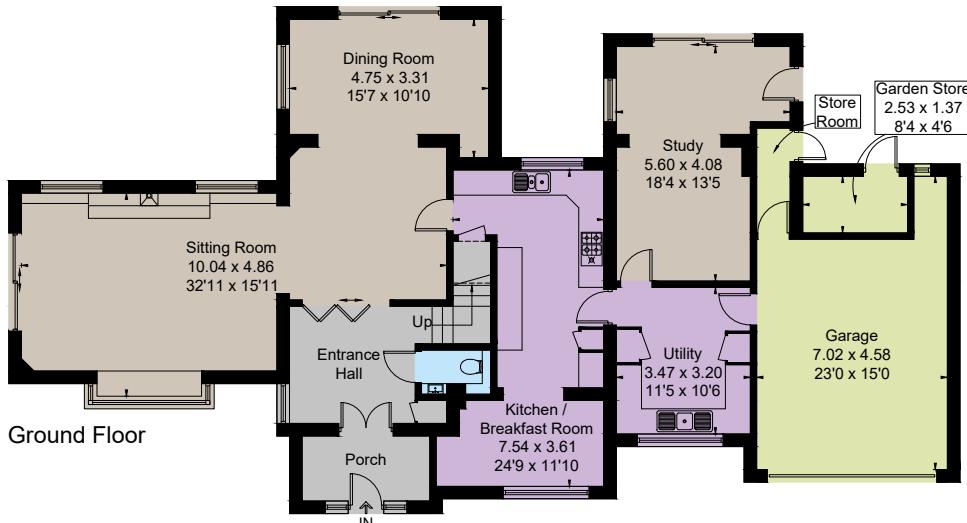
Nearby Schools

- High 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 = 284.5 sq m / 3062 sq ft
 Garden Store = 3.5 sq m / 38 sq ft
 Total = 288 sq m / 3100 sq ft



First Floor

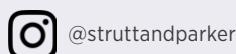


Ground Floor



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. [#103259](http://fourwalls-group.com)

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 including Prime Central London



Floorplans

Main House internal area 3062 sq ft (284.5 sq m)
Garden Store internal area 38 sq ft (3.5 sq m)
 For identification purposes only.

Directions

AL5 2LG

what3words: [///assume.pocket.invest](https://what3words.com/assume.pocket.invest)

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 H

EPC Rating: D

Harpenden

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