



Station Road, Harpenden, AL5 4UL  
Guide price £750,000





## Station Road, Harpenden, AL5 4UL

A greatly enhanced and most attractive three double bedroom semi detached home in this highly sought after setting close to outstanding schooling and the station.

The property has been sympathetically modernised and extended to an exacting standard and also benefits from a secluded south westerly rear garden.

The accommodation comprises 18'8 living room, inner hall, cloakroom, superb 20'6 kitchen/ dining room, family room and study on the ground floor. The first floor has three double bedrooms and a stunning family bathroom. Externally there is a driveway for two cars leading to a large detached timber garage and a delightful private and secluded south westerly garden.



## ACCOMMODATION

### Living Room 18'8 x 12'2 max (5.69m x 3.71m max)

Stunning fireplace with cast iron log burning stove, coved ceiling, radiators, fitted alcove cupboards and shelving, dado rail, oak flooring, telephone point, frosted window to side, bay window to front.

### Inner Hall

Oak flooring with underfloor heating, door to:

### Cloak Room

Attractive white and chrome suite comprising wash hand basin and concealed flush WC, oak flooring with underfloor heating, extractor fan.

### Kitchen/Dining Room 20'6 x 14'0 (6.25m x 4.27m)

Fabulous open plan room with kitchen and dining areas, attractive range of floor and wall mounted units, wooden work tops with inset sink unit, range cooker with extractor hood, built in dishwasher, washing machine, two fridges, freezer and wine cooler, wall mounted television point, space for table and chairs, oak flooring with under floor heating, sky light window, bay window to side, door to side.

### Family Room 10'11 x 9'1 (3.33m x 2.77m)

Large built in cupboard, oak flooring with underfloor heating, french door and windows to rear, velux windows to rear.

### Study 9'2 x 7'0 (2.79m x 2.13m)

Fitted cupboards, oak flooring with under floor heating, window to rear.

### First floor

### Landing

Panelled doors off.





**Bedroom One 14'6 x 10'0 (4.42m x 3.05m)**

Feature cast iron fireplace, fitted wardrobes, radiators, large built in wardrobe, windows to front overlooking the nature reserve.

**Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)**

Radiator, velux window to rear, window to rear.

**Bedroom Three 10'9 x 9'10 (3.28m x 3.00m)**

Radiator, window to rear.

**Family Bathroom**

Stunning white and chrome suite comprising large shower bath, wash hand basin and closed coupled WC, tiling, radiator, tiled floor, down lighters, frosted window to side.

**Exterior**

**Front Garden**

Ornate shingled area with flower and shrub beds, steps to front door, driveway for two cars leading to:

**Garage**

Detached timber garage 17'10 x 10'0 double doors, power and light, windows to side and rear, door to side.

**Rear Garden**

A delightful sun trap south westerly rear garden laid mainly to lawn with flower and shrub beds, patio area, panelled fencing, outside lighting and water, summer house.

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.



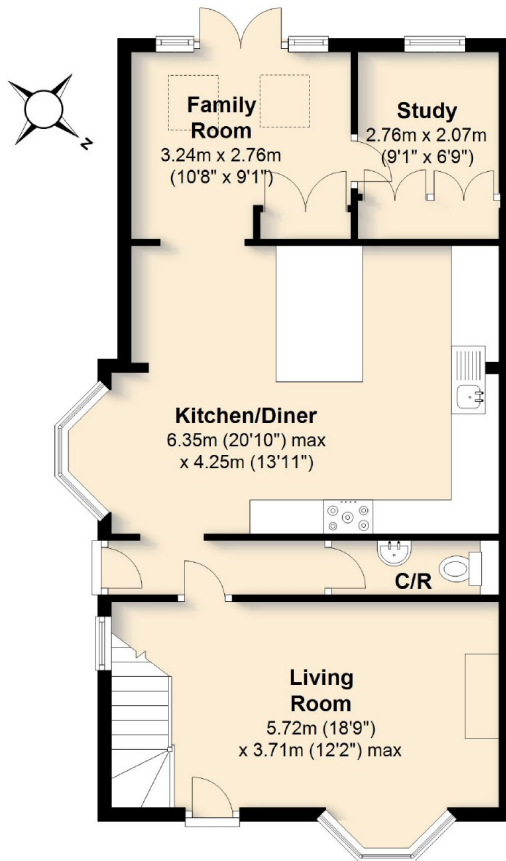






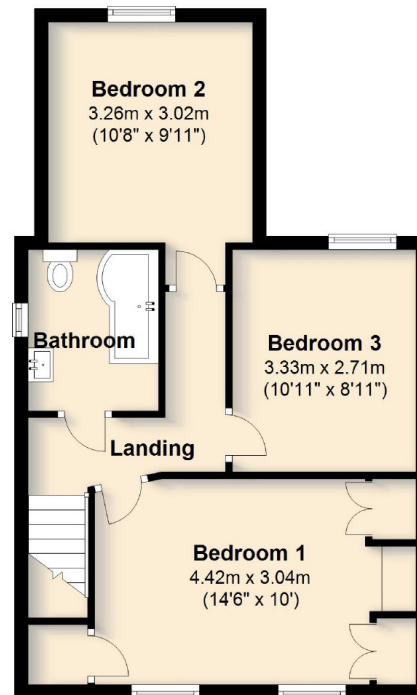
## Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



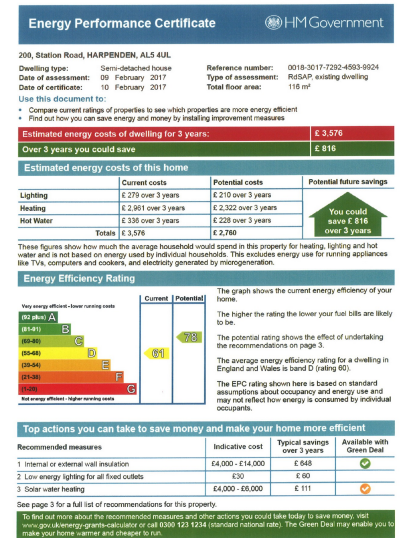
## First Floor

Approx. 46.9 sq. metres (505.4 sq. feet)



Total area: approx. 109.9 sq. metres (1183.4 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



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