



**DRUCE**  
▲ & PARTNERS ▲

80 Lower Luton Road  
Harpenden, Hertfordshire AL5 5AH  
Guide Price £850,000



An attractive ten year old 4 bedroom semi-detached house with 3 bathrooms, a superb 19' x 17' max open plan Poggenpohl kitchen / dining / family room opening onto terrace and garden, integral garage and parking with EV charge point, a landscaped rear garden with covered seating area ( ideal for entertaining and al-fresco dining ) with a detached home office / garden room.

The property enjoys open views over woodland of Batford Springs Nature Reserve, has easy access to River Lea, Marquis Lane play area and park, open countryside, close nearby convenience store, local shops and restaurants and within walking distance of several Ofsted Outstanding schools including Crabtree Junior, High Beeches Primary, Batford Nursery, Katherine Warrington, Sir John Lawes and St Georges Secondary . Harpenden town centre and station are a 5 min drive ( about 25 min walk ).

The property is double glazed with underfloor and radiator heating with thermostatic controls. Throughout the property are built-in speakers and Ethernet connection



## GROUND FLOOR

### Entrance Porch

### Entrance Hall

Tiled floor. Inset ceiling lights. Door to garage/ utility area. Understairs storage cupboard. Cloaks cupboard. Built-in server cupboard with wired Ethernet connections and Sonos linked multi room sound via ceiling speakers throughout the property.

### Cloakroom

Tiled floor. Extractor. Wash basin with cupboard under. W.C. Inset ceiling lights.

### Lounge

11'9 x 7'11 (3.58m x 2.41m)

Bay window to front with sash windows. Inset ceiling lights.

### Open Plan Kitchen / Dining / Family Room

18'9 x 16'6 max (5.72m x 5.03m max)

### Dining / Family Room Area

16'6 x 10'2 (5.03m x 3.10m)

Tiled floor Sash window to side. French doors to terrace and garden. Inset ceiling lights throughout.

### Kitchen Area

9'9 x 8'7 (2.97m x 2.62m)

Tiled floor. Extensive range of Poggenpohl cupboards, wall cabinets, drawers and work surface . Integrated fridge, freezer, ceramic electric hob with extractor over, double oven and dish washer. 2 Velux windows.

## FIRST FLOOR

### Landing

Shelved airing cupboard.

### Bedroom 2

18'3 x 10'7 (5.56m x 3.23m)

Sash window overlooking rear garden and covered terrace. Inset ceiling lights.

### En-Suite Shower Room

Fully tiled wide walk-in shower cubicle with chrome shower fitting. Wash basin with cupboard under. W.C. Chrome towel rail. Elec shaver point. Inset ceiling lights. Opaque sash window.

### Bedroom 3

11'9 x 7'11 (3.58m x 2.41m)

Bay with sash windows to front with views over Batford Springs Nature Reserve woodland.

### Bedroom 4

11'6 x 8'6 (3.51m x 2.59m)

Sash window to front with views over Batford Springs Nature Reserve woodland.

### Family Bathroom

Part tiled walls. Bath with chrome shower fitting. Wash basin with cupboard under. W.C. Chrome towel rail. Extractor. Elec shaver point. Inset ceiling lights. Opaque sash window.

## SECOND FLOOR

### Landing

Eaves storage with gas boiler.

### Berdoom 1

16'6 x 11'3 (5.03m x 3.43m)

Eaves storage. Radiator.

### En-Suite Shower Room

Tiled shower cubicle with chrome shower fitting. Wash basin with cupboard under. W.C. Chrome towel rail. Extractor. Elec shaver point. Inset ceiling lights. Velux window.

## OUTSIDE

### Integral Garage with Utility Area

19'1 x 8'0 (5.82m x 2.44m)

Plumbing for washing machine and space for dryer. Light & power points. Opening into covered passage with access to rear garden.

### Brick block drive with off street parking.

Electric car charging unit. Gravelled garden area.

### EPC

Energy rating - B

### Stunning Recently Landscaped Rear Garden

Large paved terrace with spot & lantern lights, cold water tap and a number of outside power points. Steps up to Covered Seating Area --deal for entertaining and al-fresco dining.

Steps up to a further Garden Level with terrace, synthetic lawn, fenced boundaries and steps up to :-

### Detached Home Office / Garden Room

9'10 x 8'0 (3.00m x 2.44m)

Ethernet, light & power connected. French doors to front.

### All Mains Sevices

Underfloor heating to Ground & First Floor. Radiator heating Second Floor

### Council Tax

Council Tax Band - F- payable per annum - £3,112.94

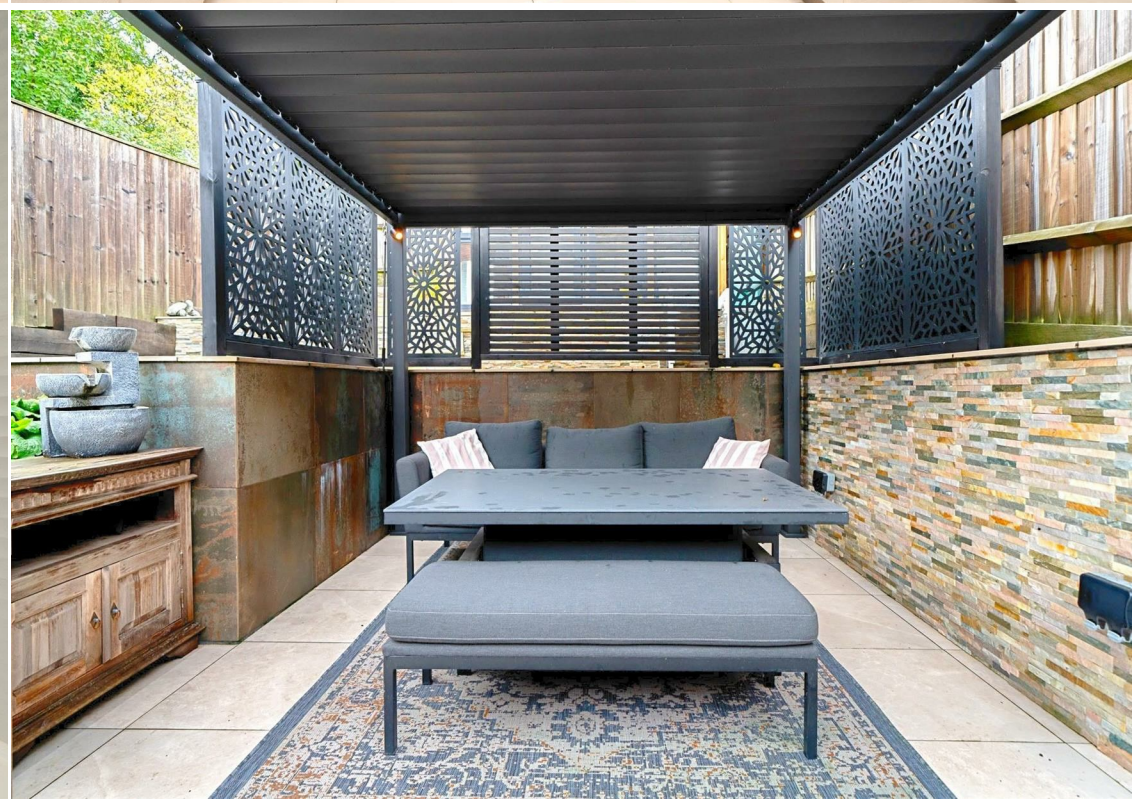
### Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### Viewing

Through Druce & Partners, telephone: 01727 855232  
sales@druce-partners.co.uk



















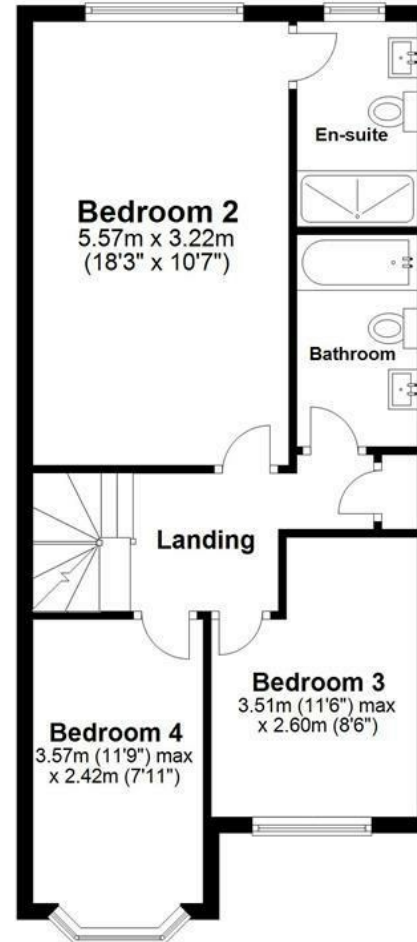
### Ground Floor

Approx. 69.3 sq. metres (746.0 sq. feet)



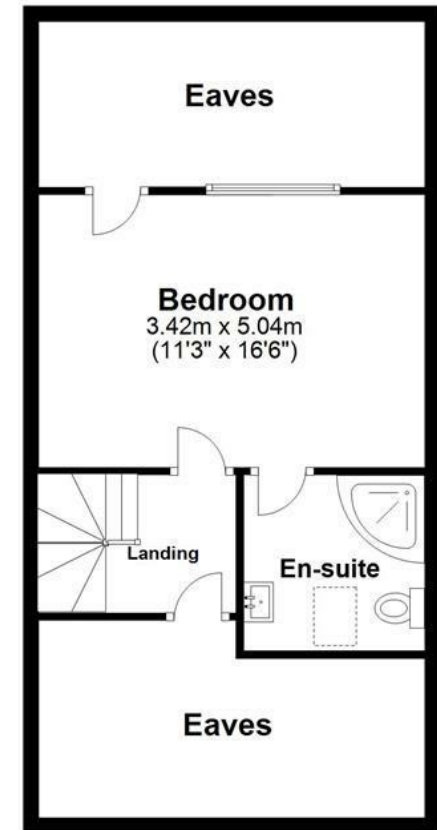
### First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



### Second Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 148.5 sq. metres (1598.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.