



**DRUCE**  
▲ & PARTNERS ▲

146 Harpenden Road  
St Albans, Herts AL3 6BZ  
Guide Price £1,100,000

A superbly presented, extended 4 double bedroom detached family house with 3 bathrooms, 2 reception rooms, bespoke breakfast room / kitchen and 100ft rear garden in sought after setting close open countryside, yet accessible to City Centre amenities and main line station into St. Pancras International. Close to St.Albans Girls School and Garden Fields Junior and Infant School.

Generously proportioned and in lovely order throughout with large entrance hall, cloakroom, lounge, dining room, bespoke recently fitted 24' breakfast room / kitchen with Miele appliances, utility room, 4 bedrooms, newly fitted family bathroom, 2 en-suite shower rooms, garage, parking for 5/6 cars and 100' approx rear garden. Double glazed. Chain free.



## GROUND FLOOR

### Entrance Porch

Hardwood front door with full height leaded windows to side.

### Entrance Hall

Panelled radiator. Maple wood flooring. Inset ceiling lights. Coving. Built-in cloaks cupboards and under stairs cupboard. Walnut finished doors to all rooms.

### Cloakroom

Fully tiled walls. Opaque window to side. Wash hand basin. W.C. Radiator.

### Lounge

16'4 x 11'11 (4.98m x 3.63m)

Wide bay to front with leaded windows. Window to side. Radiator. Feature marble fireplace with living flame gas fire. Coving.

### Dining Room

14'1 x 12'11 (4.29m x 3.94m)

Brick fireplace. Wood flooring, Radiator. Leaded windows to side. Coving.

### Breakfast/ Family room/Kitchen

11'11 x 23'8 (3.63m x 7.21m)

Bespoke fitted kitchen with Miele integrated appliances - double oven, steamer oven, microwave, electric induction hob with extractor over, dishwasher, full height fridge and freezer. Extensive range of fitted cupboards, wall cabinets, drawers and work surfaces. 1.1/2 bowl ceramic sink. Central island with breakfast bar, wine store and cupboards. Inset ceiling lights. Tiled floor. Radiator. Full height window to rear & double casement doors opening onto terrace and garden. 4 Velux roof lights providing excellent natural light.

### Lobby

Tiled floor. Radiator. Inset ceiling lights.

### Utility Room

7'11 x 5'9 (2.41m x 1.75m)

Fitted cupboards, wall cabinets and work surfaces. Single drainer sink. Windows to side. Recess and plumbing for washing machine and dryer. Gas Boiler with megaflo tank.

## FIRST FLOOR

### Landing

Deep window to side. Under stairs cupboard. Walnut finished doors to all rooms.

### Bedroom 2

14'0 x 11'11 (4.27m x 3.63m)

Fitted wardrobe cupboards. Radiator. Coving. Wood flooring. Leaded window to front.

### Bedroom 3

12'6 x 12'7 (3.81m x 3.84m)

Radiator. Fitted wardrobe cupboards. Coving. Windows overlooking rear garden.

### Bedroom 4

12'5 x 8'0 (3.78m x 2.44m)

Radiator. Coving. Leaded windows to front.

### En-Suite Shower Room

Walk in shower cubicle with chrome shower fitting. Wash hand basin with cupboards under. W.C. Inset ceiling lights. Towel rail. Radiator. Window to side.

### Family Bathroom

12'6 x 5'8 (3.81m x 1.73m)

Newly fitted with free standing Italian stone bath with shower stand. Wash hand basin with marble work top and cupboards under. W.C. 2 Radiators. Wall mirror. Electric shaver point. Extractor. Inset ceiling lights. Opaque windows to side. Tiled walls & tiled floor with underfloor heating.

## SECOND FLOOR

### Landing

Velux roof light.

### Eaves/Storage

15'9 x 11'11 (4.80m x 3.63m)

Walk in storeroom with large eaves/storage area.

### Bedroom 1

13'10 x 17'7 (4.22m x 5.36m)

Full height window & double casement doors to Juliette balcony with views over rear garden. Radiator. Inset ceiling lights.

### En-Suite Shower Room

Walk in shower cubicle with chrome shower fitting. Wash hand basin with cupboard under. W.C. Fully tiled walls. Tiled floor with under floor heating. Towel rail. Radiator. Fitted mirror. Inset ceiling lights. Extractor.

## OUSTIDE

### Garage

15'4 x 9'5 (4.67m x 2.87m)

Light and power connected. Eaves storage. Door to rear garden.

### Front Garden

Set back from the road. Tarmacadamed forecourt with parking for 5/6 cars. Gate and side passage to rear garden. Built in lockable storage cupboard for deliveries / recycling.

### Rear Garden

100 (30.48m)

Approx.100ft lawned rear garden with large paved terrace. Hedged & fenced boundaries. Kitchen garden area. Flowering shrubs. Outside lights. Water tap.

### Council Tax

Band: G

Annual Price: £3,323

### EPC

Band : C

### Viewing

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

### Agents Note

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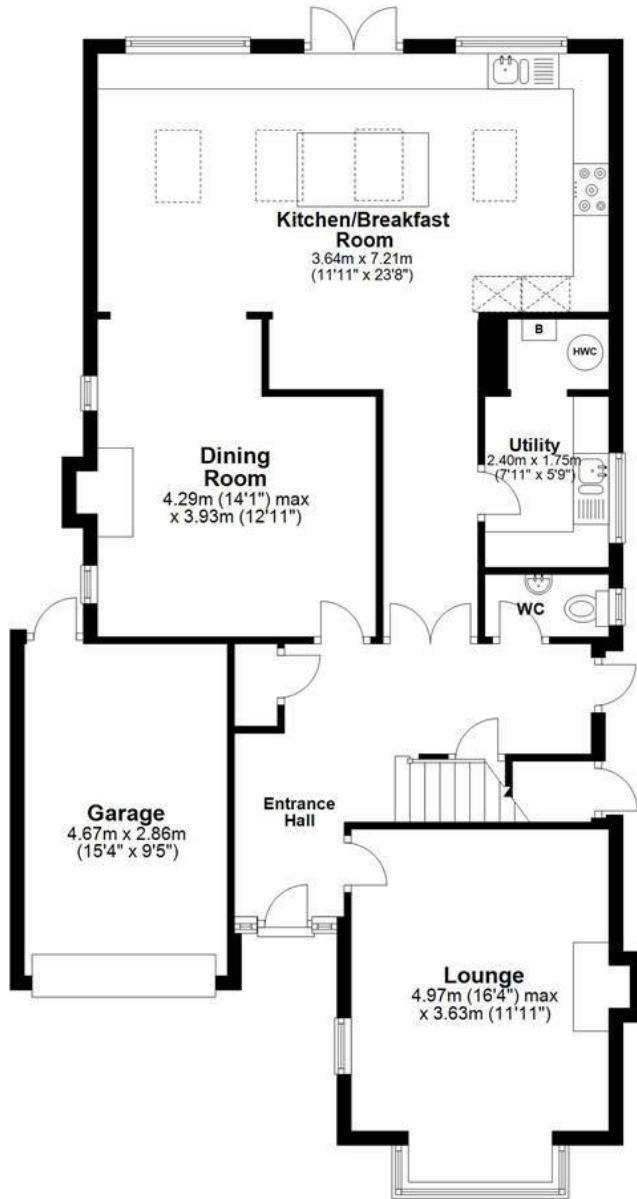






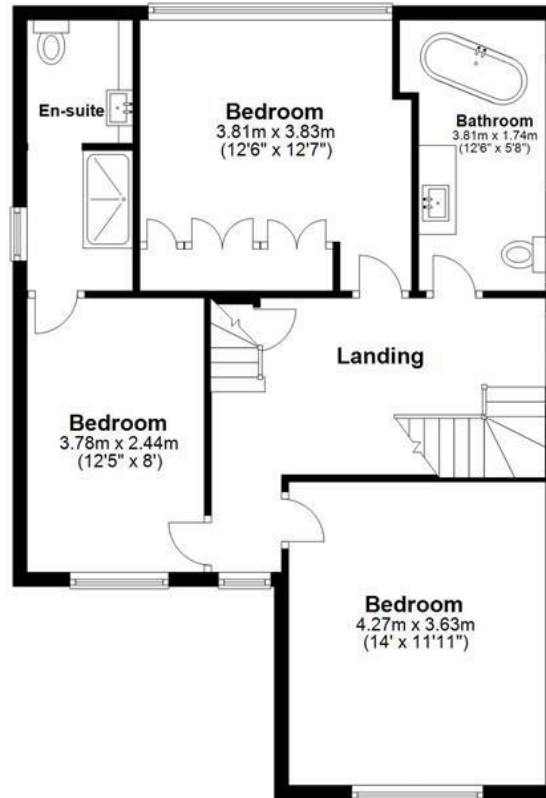
### Ground Floor

Approx. 104.7 sq. metres (1126.5 sq. feet)



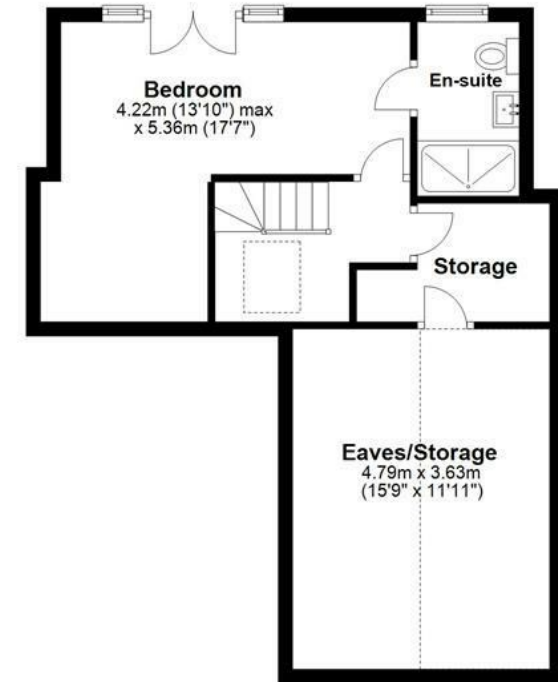
### First Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



### Second Floor

Main area: approx. 26.4 sq. metres (283.8 sq. feet)  
Plus eaves, approx. 17.4 sq. metres (187.1 sq. feet)



Main area: Approx. 199.4 sq. metres (2146.2 sq. feet)  
Plus eaves, approx. 17.4 sq. metres (187.1 sq. feet)

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