

Mulburries

16 Piggottshill Lane  
Harpenden, AL5 1LH

Guide price £1,275,000





## 16 Piggottshill Lane

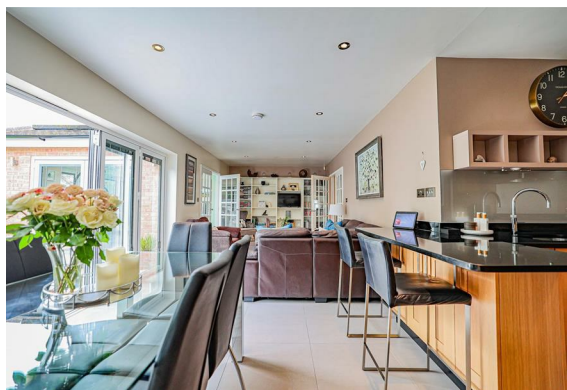
, Harpenden, AL5 1LH

Nestled in the charming Piggottshill Lane of Harpenden, this stunning 4 bedroom detached house is a true gem. Boasting just shy of a generous 2500 sq ft of space, this executive residence has been cleverly extended to create a modern family haven, spread over two floors and providing a tonne of natural light from top to bottom.

The property is thoughtfully designed to make the most of every inch, offering versatile accommodation that caters to all your needs. The rear-facing principal bedroom suite is a highlight, complete with a dressing area and stylish en suite facilities for your comfort and convenience.

Step outside into the sun-drenched landscaped gardens, where a raised sun terrace, artificial lawn, decorative borders, and mature trees await. This tranquil outdoor space is perfect for unwinding and enjoying peaceful evenings of relaxation, entertaining family and friends and the bi-fold doors opening from the rear of the home make this beautiful space feel like an extension of the home itself.

With heaps of ground floor space, there's ample room for creating a work-from-home environment or even transforming it into an additional bedroom to suit your lifestyle. Don't miss out on the opportunity to make this property your own and experience the best of modern living in a picturesque British setting, with amenities, bakeries, eateries and local shops right on your doorstep, not to mention the five outstanding schools on







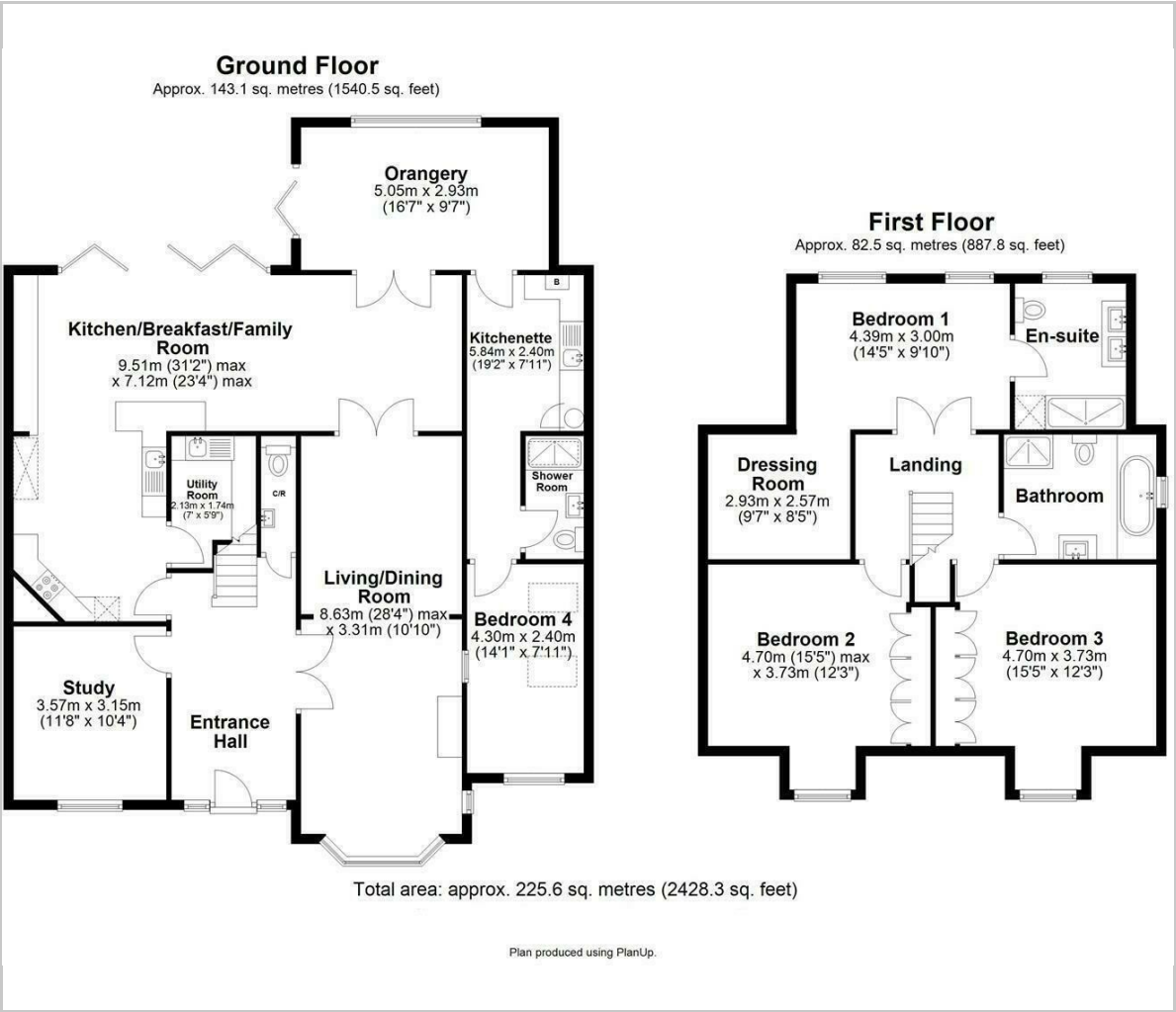
offer within the local vicinity.

Area Guide: Welcome to Harpenden, arguably one of the most sought after towns in Hertfordshire which prides itself on its excellent schools and sporting clubs. A notable feature of Harpenden is its abundant parks and commons. Harpenden is well noted for its fast train service to St. Pancras International, and for the motorist, junction 9 of the M1 motorway is just 3 miles distant.





Floor Plan



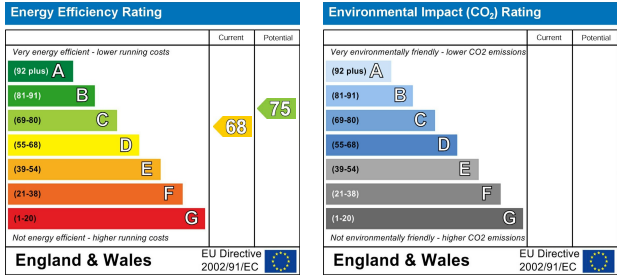
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)