

Mulburries



Luton Road , Harpenden, AL5 3DE

Guide price £925,000



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- Four Bedrooms
- No Onward Chain
- Outstanding Schools Nearby
- Versatile Accommodation
- Three Reception Rooms
- Large Garden
- Ample Off Road Parking
- Two Bathrooms & WC

GUIDE PRICE £925,000- £950,000.
Nestled on Luton Road in the charming town of Harpenden, this delightful house offers a perfect blend of character and modern living. Boasting 3 reception rooms and 4 bedrooms spread across 1,744 sq ft, this property built in 1912 is a true gem.

One of the standout features of this home is its clever layout over three floors, providing ample space and versatile accommodation for a growing family. The open plan design at the rear of the property seamlessly flows into a large south-facing garden, perfect for soaking up the sun and hosting gatherings with friends and family.

Situated in close proximity to the





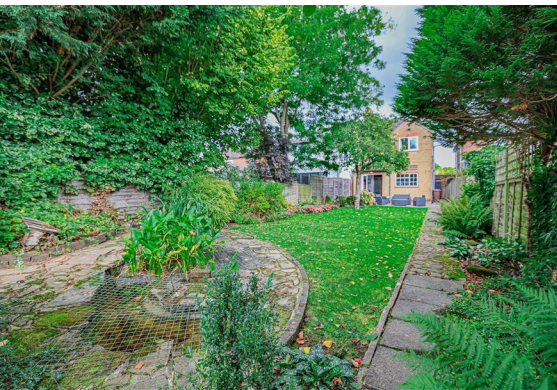
renowned Roundwood Park primary and secondary school, as well as Wood End primary school, this location is ideal for families looking for top-rated educational facilities nearby.

What truly sets this property apart is its elevated position, offering breathtaking views across the open countryside from the front of the house. Imagine waking up to stunning vistas every morning!

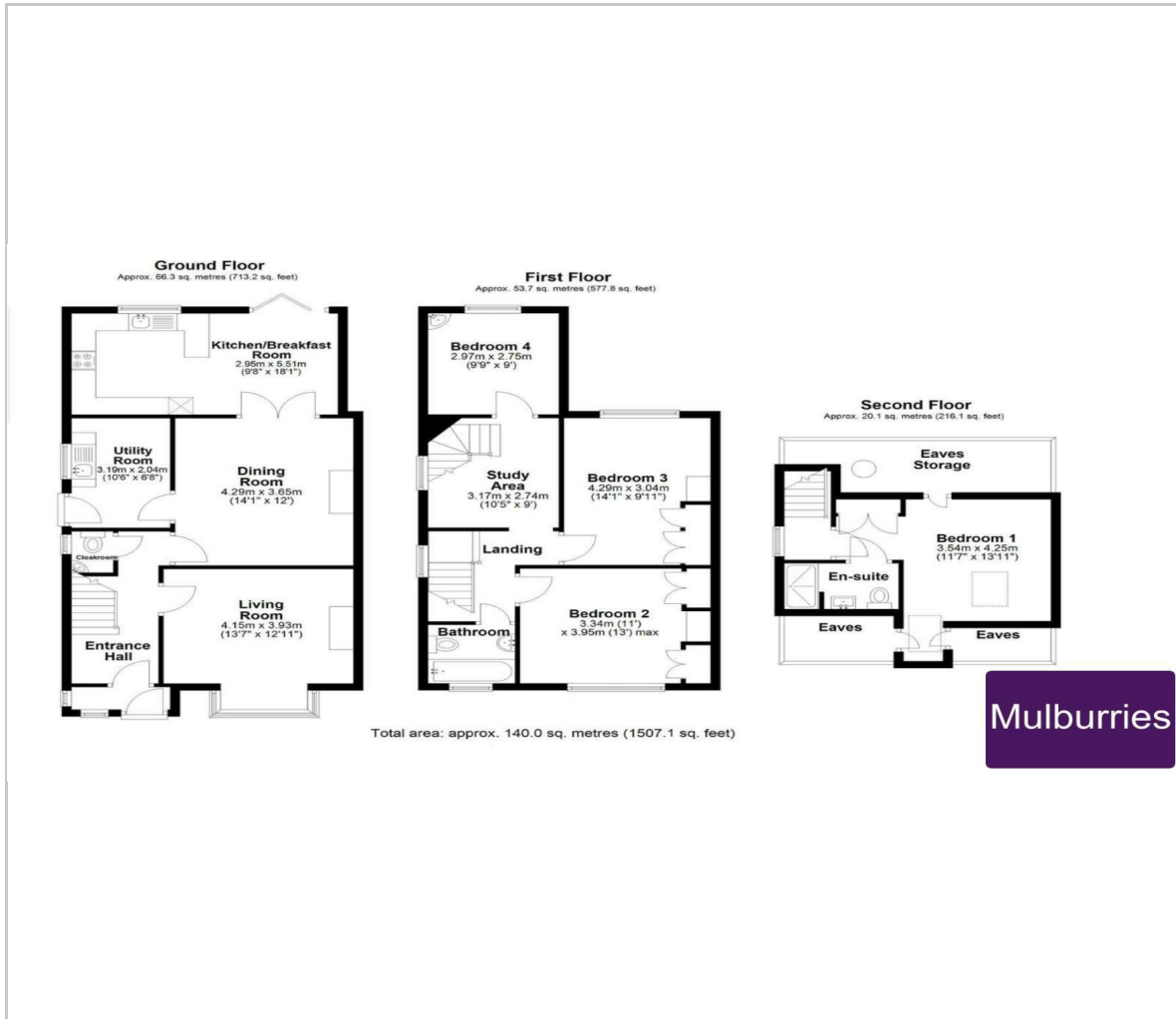
Furthermore, the fact that this property is available with no onward chain is a fantastic opportunity for those looking to secure a faster and smoother transaction process. Don't miss out on the chance to make this house your new home in the heart of picturesque Harpenden.



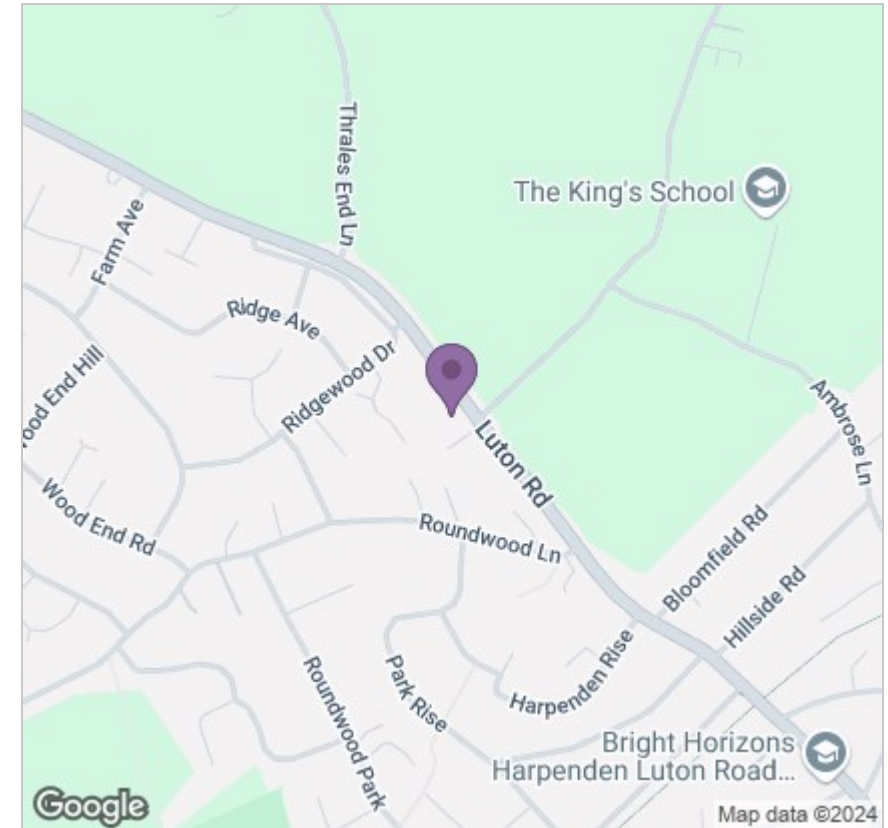
Area Guide: Welcome to Harpenden, arguably one of the most sought after towns in Hertfordshire which prides itself on its excellent schools and sporting clubs. A notable feature of Harpenden is its abundant parks and commons. The central area of Harpenden, known locally as "the village" is characterized by Church Green, Leyton Green and the High Street Greens, which give the town its provincial feel. Harpenden is well noted for its fast train service to St. Pancras International, and for the motorist, junction 9 of the M1 is only 3 miles



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

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