



5 Bedrooms



3 Bath/Shower Rooms



3 Reception Rooms



Garage



Private Garden



EPC Band D

Council Tax  
Band G - £3, 715.90 (2024/25)  
Local Authority  
St Albans Council

Moreton End Lane, Harpenden, AL5 2HA  
Guide Price £1,395,000 Freehold





## Moreton End Lane, Harpenden

A superb family home built in a classic architectural style in the late 1990's by renowned local developers 'Plowright Homes.' Subsequent alterations have increased the accommodation that now presents five bedrooms intelligently arranged over three floors.

### Description

Built and finished to an exacting standard throughout this handsome property blends the quality of a new home with classic period architecture and characterful elevations. Features such as high ceilings and bay windows exude a feeling of space and style throughout. The accommodation comprises; a pleasant open hallway with stairs to the first floor and doors to both a large bay fronted living room, completed with a feature fireplace and there is a separate family room/study also accessed off the hall. Both rooms present a peaceful outlook over this pleasant street scene. A spacious and well-appointed kitchen/dining room at the rear has been refitted with a quality range of units and integrated appliances, this superb space opens through to a family room and provides that option for open-plan entertaining space. On the first floor there is a spacious master bedroom suite complete with a fine four piece bathroom. The three further first floor bedrooms are serviced by an exquisite family bathroom. The second floor is accessed via an oak spiral staircase and is home to a large bedroom and ensuite. Externally there is a private and well-presented rear garden, and ample parking to the front, with access to a garage storage that has a personal door to the kitchen and on to the rear garden. This is a wonderful family home, ideally placed for Harpenden's schools, High Street and station.

### Location

Moreton End Lane is an enviable location situated on the fringes of Harpenden's renowned 'Avenues'. The road is characterised by a quality and aesthetic appeal that mixes the buildings of the Edwardian Era, with a blend of some quality work from later building periods. This house represents a classic architectural example from the 1990's presenting a detailed intricacy in both the brick work and tiling that match the character of the older houses in the road and blends to create a pleasant street scene. The wide road and peaceful environment are complimented by a wonderful convenience for living; Roundwood Park school is within a short stroll of the front door and the High Street and station (direct to St Pancras International in 25 minutes) are both within walking distance.







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