



 3 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 Off-Street Parking

 Private Garden with Timber Home Office

 EPC Band C

Council Tax  
Band D - £2,229.54 (2024/25)  
Local Authority  
St Albans Council

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for life's great moves

**Porters Hill, Harpenden, AL5 5HR**  
**Guide Price £650,000 Freehold**

## Porters Hill, Harpenden

This incredible semi-detached family home has been massively improved, extended and upgraded and is located within a quiet cul-de-sac.

- 🏡 Extended and upgraded family home
- 🏡 Superb open plan living
- 🏡 Three good sized bedrooms
- 🏡 Stylish contemporary shower room
- 🏡 Pretty garden with hi-tech home office
- 🏡 Off-street parking
- 🏡 Close to excellent schools

### Description

This magnificent property has been the subject of considerable improvements and upgrading by the current Vendors to include a state of the art renewable heating system. An ultra quiet air source heat pump provides low carbon heating and hot water to the property.

This technology attracts renewable heat incentive, where the homeowner will receive quarterly payments of £300 directly from the government.

The property also benefits from premium air conditioning throughout all of the bedrooms and living spaces, Wi-Fi to all rooms, under floor heating and electric car charging point.

Transformed to create a wonderful family home in this sought after cul-de-sac close to local amenities and extremely popular schooling, the bright, airy and spacious accommodation is arranged over two floors to include three spacious bedrooms and stunning shower room, amazing open plan and fully fitted kitchen/family room with a large central island unit and a range of built in appliances to include wine coolers, an integrated gas hob, dishwasher, two eye level electric ovens, coffee machine and microwave. From the kitchen is a utility area which has a further range of storage cupboards and drawers and plumbing for a washing machine and tumble dryer.

The spectacular full width Bi-Fold multi glazed doors lead to the rear private sunny aspect rear gardens and raised sun trap timber decking with steps to an expanse of lawn and play area.

An additional huge asset is the professionally timber built garden office which again has Wi-fi, heating and laminate timber flooring.

### Location

Porters Hill is a peaceful crescent set to the east of the town. Situated just over a mile from the High Street and station this quiet location presents a peaceful setting for family life. The home is close to an array of local shops, pubs and takeaways as well as being within a short stroll of the excellent Lea valley nature reserve with its open spaces and playground. If schooling is on the agenda the renowned Sir John Lawes, Manland Primary and the new Katherine Warrington School are all within walking distance of the house.

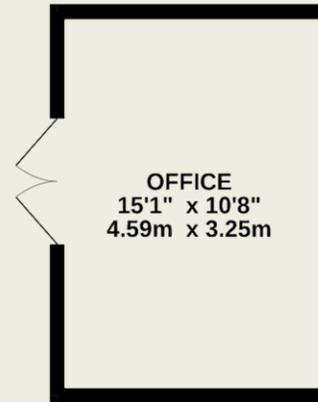
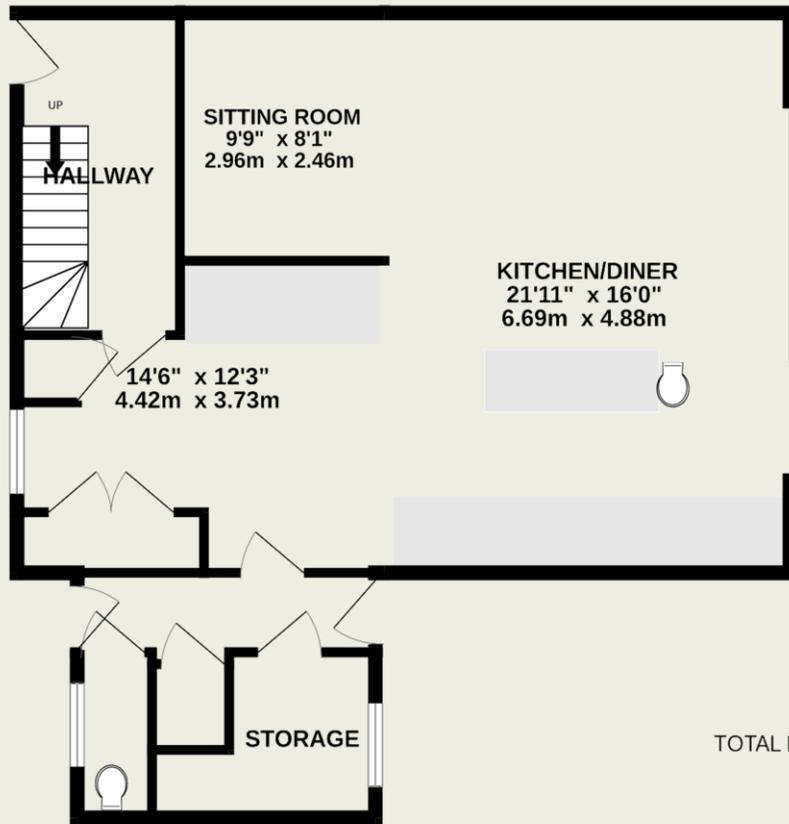




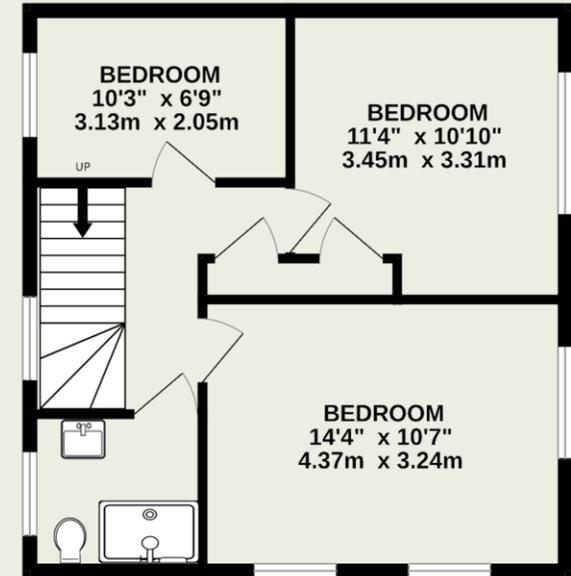
**Important Information**

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GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.