



5 Bedrooms



3 Bath/Shower Room + WC



3 Reception Rooms



Driveway



130ft



EPC Band tbc

Council Tax

Band G

- £3,904.28 25/26

Local Authority

St Albans District Council



Granby Avenue, Harpenden, Hertfordshire, AL5  
Guide Price £1,850,000.00 Freehold



# Granby Avenue, Harpenden, Hertfordshire, AL5

This well-proportioned five-bedroom detached home offers an ideal balance of space and practicality, perfectly positioned on a generous plot. With excellent access to highly regarded local schools and the mainline station, it presents a superb opportunity for family living.

🏡 Short Walk from Harpenden Town Centre & Station

🏡 Catchment for Excellent Schooling

🏡 130ft South Facing Garden

🏡 Five Double Bedrooms

🏡 EV Charger

🏡 Impressive Open Plan kitchen/dining/living room

🏡 Ample Driveway Parking

## Description

This impressive detached family home offers stylish, contemporary living with exceptional space throughout. A welcoming entrance hall with generous storage sets the tone for the well-planned and characterful interiors beyond. Two versatile reception rooms provide ideal spaces for a study and children's playroom, while the formal lounge at the rear enjoys a clean and minimalist design.

The rear of the property features a stunning open-plan kitchen, beautifully appointed with a breakfast bar and high-spec finishes, opening into a spacious family and dining area. Vaulted ceilings and expansive bi-folding doors frame the rear garden and flood the space with natural light, creating a sense of volume and connection with the outdoors.

Upstairs, are five generous-sized bedrooms which boast light, space and comfort. The principal and second bedrooms benefit from elegant en suite shower rooms, with a modern family bathroom serving the remaining rooms.

Externally, the home offers ample driveway parking, a side garage store, and a magnificent rear garden extending over 130ft, featuring a patio perfect for outdoor living. Set in a desirable location close to excellent schools and the station.

## Location

Granby Avenue is a wonderful setting for family life, offering a peaceful and friendly environment ideal for raising children. The location is exceptionally well-placed for access to a number of highly regarded schools, including Crabtree, High Beeches, Sir John Lawes, St George's, and the recently established Katherine Warrington School. With a mix of characterful homes, nearby green spaces like the Lea Valley walk, and Harpenden's mainline station just  $\frac{3}{4}$  of a mile away, it's a location that truly caters to modern family living.

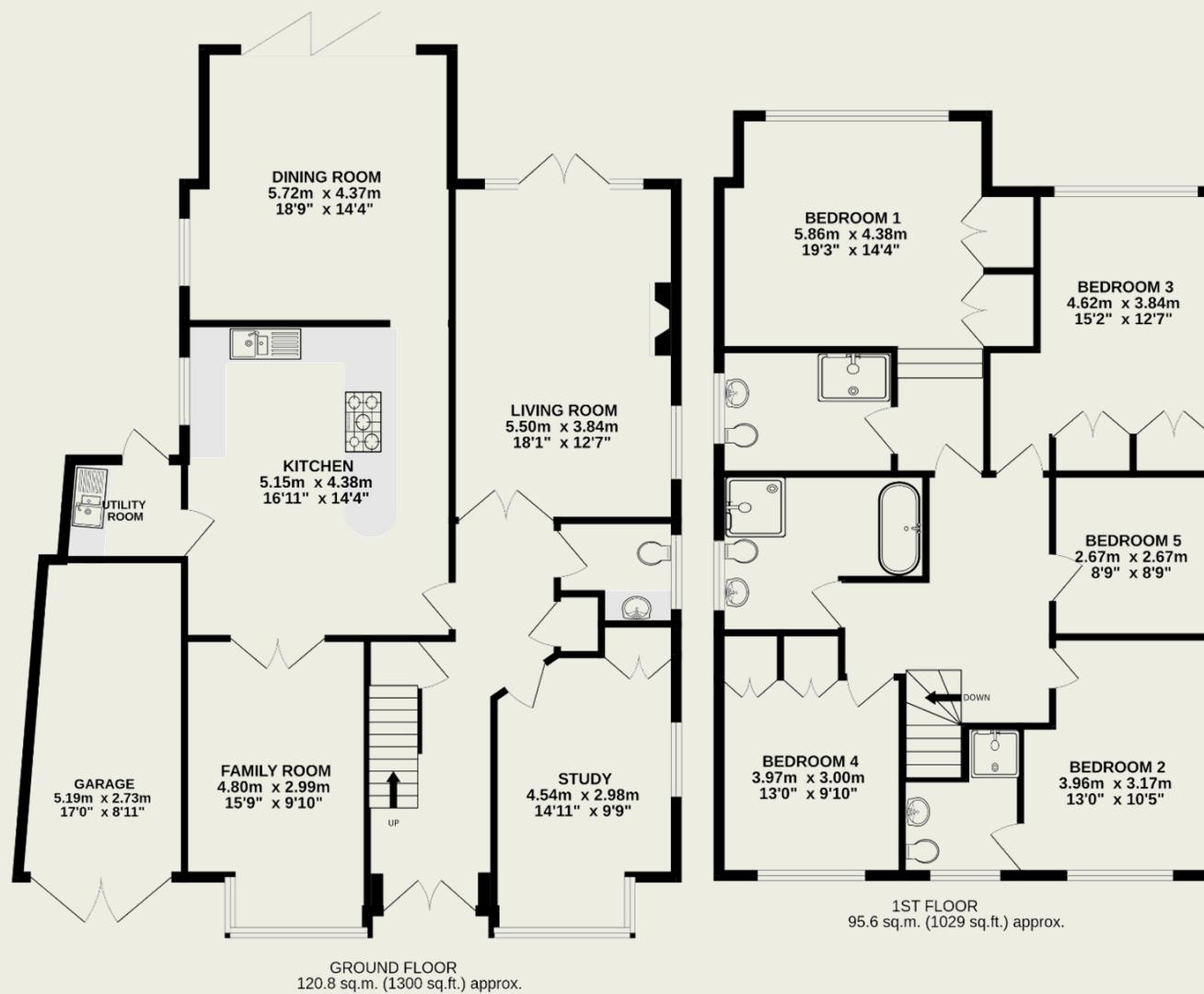






#### Important Information

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TOTAL FLOOR AREA : 216.4 sq.m. (2329 sq.ft.) approx.

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