



4 Bedrooms



3 Bath/Shower Room + WC



3 Reception Rooms



Driveway



Private Garden



EPC Band tbc

Council Tax

Band G

- £3,904.28 25/26

Local Authority

St Albans District Council

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Lambourn Gardens, Harpenden, AL5  
Guide Price £1,300,000.00 Freehold





## Lambourn Gardens, Harpenden, AL5

A stunning detached family home located within an excellent location within walking distance to sought after schooling. END OF CHAIN.

- 🏡 End of Chain
- 🏡 Four bedrooms
- 🏡 Three bath/shower rooms
- 🏡 Large lounge
- 🏡 Study
- 🏡 Open plan kitchen/family room
- 🏡 Utility room

### Description

This extremely spacious family home is offered in fantastic condition throughout and positioned within a popular road close to favoured schooling and open countryside.

Arranged over two floors are four excellent sized bedrooms, the Principal boasting an en-suite shower room, and further luxury family bathroom.

On the ground floor is a reception room to the front a utility room with built in storage cupboards and plumbing for automatic washing machine and door to a cloakroom with shower. A living room to the front of the property with doors leading to a family/dining room boasting full width Bi-fold doors out to the garden.

The gorgeous open plan kitchen/breakfast room with central island unit/breakfast bar and a number of built in appliances to include electric oven and hob, extractor fan, dishwasher and Butler sink.

Outside, the secluded gardens comprise of a large decked entertaining area and steps up to the remainder which is laid to lawn and surrounded by well stocked flower and shrub borders.

### Location

Lambourn Garden is within a short stroll of Harpenden town centre which offers a pleasant treelined High Street and an exceptional choice of boutique shops, restaurants and pubs. The Thameslink rail service, direct into St Pancras International in under 25 minutes is also within a short walk of the house. Harpenden's reputation for quality schooling is one of the many drawcards to the town, and the renowned St Georges School is ideally situated on the fringes of the Poet's area.



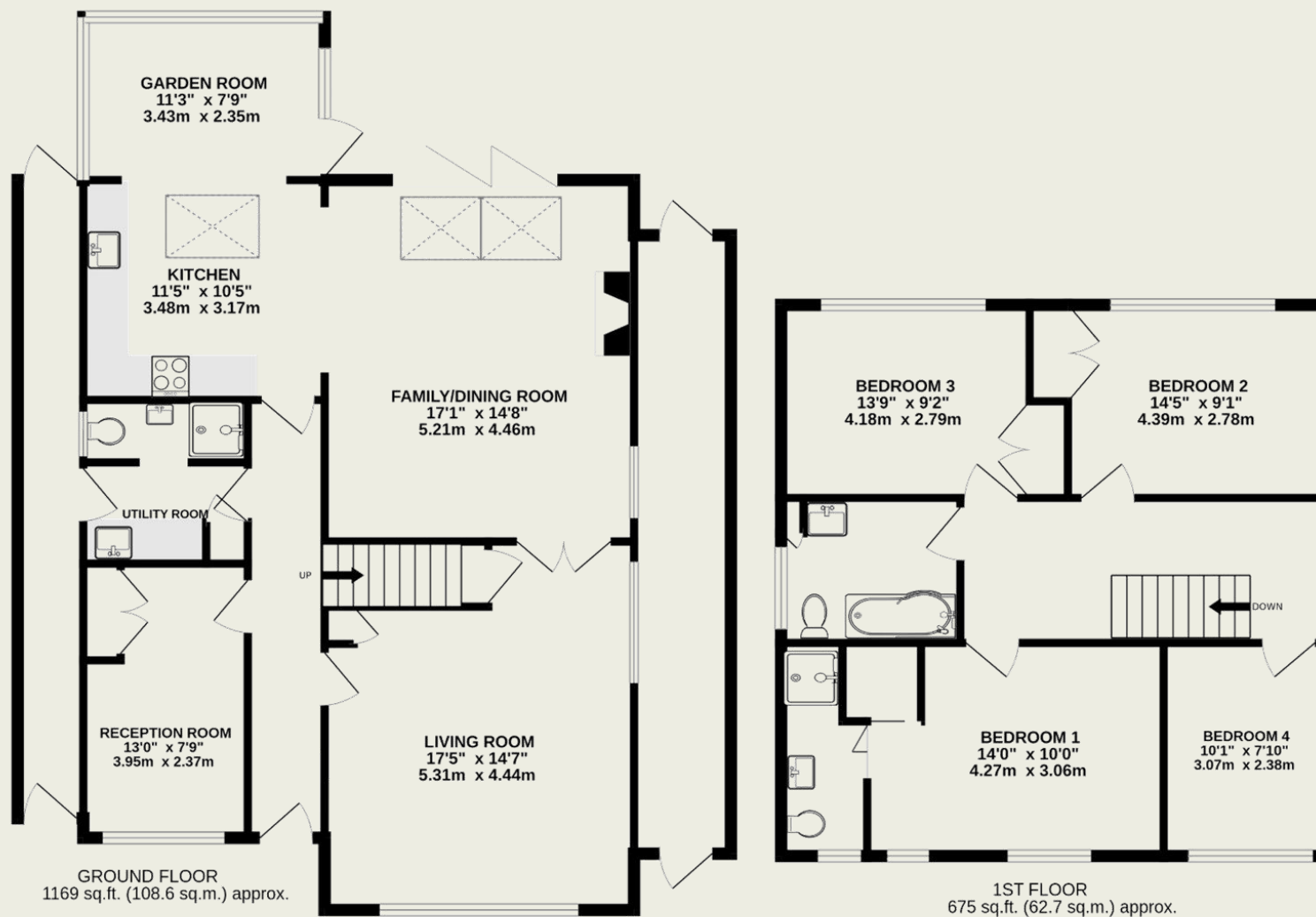




#### Important Information

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TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

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