

Connells

Harpenden Road St. Albans

# Harpenden Road St. Albans AL3 6BJ







# **Property Description**

This substantially extended five double bedroom semi detached family home is located on the highly sought-after Harpenden Road in St Albans. Boasting a side and rear extension as well as a full loft conversion, the property offers 223 square meters of versatile living space - perfect for modern family life.

At the heart of the home is a generous openplan kitchen/living/dining area, designed with both entertaining and everyday living in mind. Flooded with natural light, this impressive space seamlessly connects to the private rear garden, ideal for summer gatherings and relaxed outdoor living.

Upstairs, the property offers five spacious double bedrooms, including three en suites and a well-appointed family bathroom. The thoughtful layout ensures both privacy and practicality for a growing family or multigenerational living.

Externally the property offers off-road parking for three or more vehicles and low-maintenance private garden.

This chain-free property presents a rare opportunity to own a home in one of St Albans' most desirable areas. Early viewing is highly recommended.

Harpenden Road is situated to the North of St Albans. This area proves popular with its local amenities and being close to well-regarded schools and is within easy access to St Albans City centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and excellent links to the surrounding motorway networks.

#### **Entrance Hall**

16' 5" max x 5' 4" max ( 5.00m max x 1.63m max )

## Lounge

30' 8" max x 12' 5" max ( 9.35m max x 3.78m max )

## **Dining Room**

12' max x 11' 9" max ( 3.66m max x 3.58m max )

#### Kitchen

20' 4" max x 9' max ( 6.20m max x 2.74m max )

## **Utility Room**

10' 7" max x 9' 6" max ( 3.23m max x 2.90m max )

## **Reception Room**

10' 8" max x 20' 6" max ( 3.25m max x 6.25m max )

#### **Shower Room**

7' 4" max x 3' 1" max ( 2.24m max x 0.94m max )

#### Landing

22' 9" max x 10' 5" max ( 6.93m max x 3.17m max )

## **Bedroom Two**

14' 3" max x 12' 5" max ( 4.34m max x 3.78m max )

#### En Suite

10' max x 7' max ( 3.05m max x 2.13m max

#### **Bedroom Three**

12' max x 10' 9" max ( 3.66m max x 3.28m max )

#### **Bedroom Four**

12' max x 8' 9" max ( 3.66m max x 2.67m

#### **Bedroom Five**

## **Shower Room**

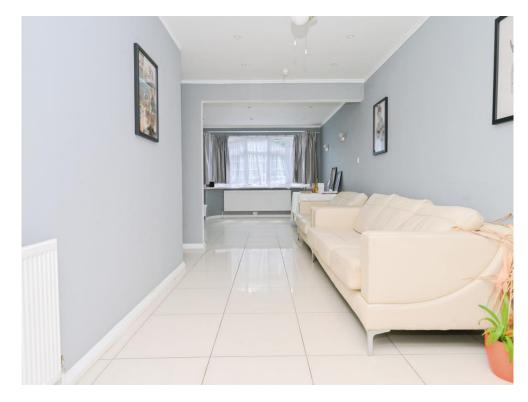
10' 8" max x 8' 2" max ( 3.25m max x 2.49m max )

#### **Bedroom One**

19' max x 13' 1" max ( 5.79m max x 3.99m max )

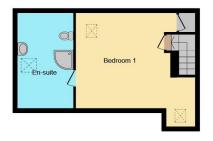
#### En Suite

13' 1" max x 10' max ( 3.99m max x 3.05m max )









**Second Floor** 

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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## T 01727 851 100 E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick ST ALBANS AL4 9RH

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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