



64 Harpenden Road, St. Albans, AL3 6DE

Guide price £975,000 Freehold





## 64 Harpenden Road

St. Albans, AL3 6DE

A beautifully presented four bedroom, 1930s-style semi-detached home located in a highly sought-after residential area to the north of St Albans City centre. This thoughtfully extended property combines period charm with contemporary finishes, ideal for modern family living.

The accommodation begins with a covered porch leading into a welcoming entrance hall and access to a convenient W.C., doors to all ground floor rooms, and stairs to the upper floors. The spacious lounge features a log burner, built-in cupboards and shelving, and plantation shutters to the front.

To the rear, the extended kitchen/dining/family room is a standout feature, with a part-vaulted ceiling with three Velux roof windows, and bi-folding doors opening onto the private rear garden. The stylish kitchen includes a range of wall and base units, integrated appliances, and a central island with breakfast bar. A door provides internal access to the garage, which has an up-and-over door, lighting, and power.

On the first floor, there are two generous double bedrooms, a fourth bedroom, and a contemporary four-piece family bathroom. Stairs lead to the second floor.

The top floor is home to the principal bedroom, which enjoys a dual aspect with views over the rear garden. This room also benefits from a walk-in dressing area, a modern en-suite shower room, and eaves storage.

Outside, the front of the property features a garage, a driveway with ample off-street parking and mature evergreen planting offering privacy. The rear garden is beautifully landscaped, with a large patio area ideal for entertaining, a well-kept lawn, raised borders and a garden shed.

The location is extremely desirable, offering proximity to excellent primary and secondary schools, easy access to St Albans city centre, the mainline station, and surrounding countryside.







## ACCOMMOADTION

### Entrance Hall

### Lounge

13 x 12'10 (3.96m x 3.91m)

### Kitchen/Dining/Family Room

18'10 x 27'6 (5.74m x 8.38m)

### WC

## FIRST FLOOR

### Bedroom

13'3 x 12'2 (4.04m x 3.71m)

### Bedroom

12'4 x 12'2 (3.76m x 3.71m)

### Bedroom

8'10 x 7'1 (2.69m x 2.16m)

### Bathroom

## SECOND FLOOR

### Principle Bedroom

15'10 x 18'3 (4.83m x 5.56m)

### Ensuite

### Dressing Area

## OUTSIDE

### Private Driveway

### Integral Garage

17'5 x 8'6 (5.31m x 2.59m)

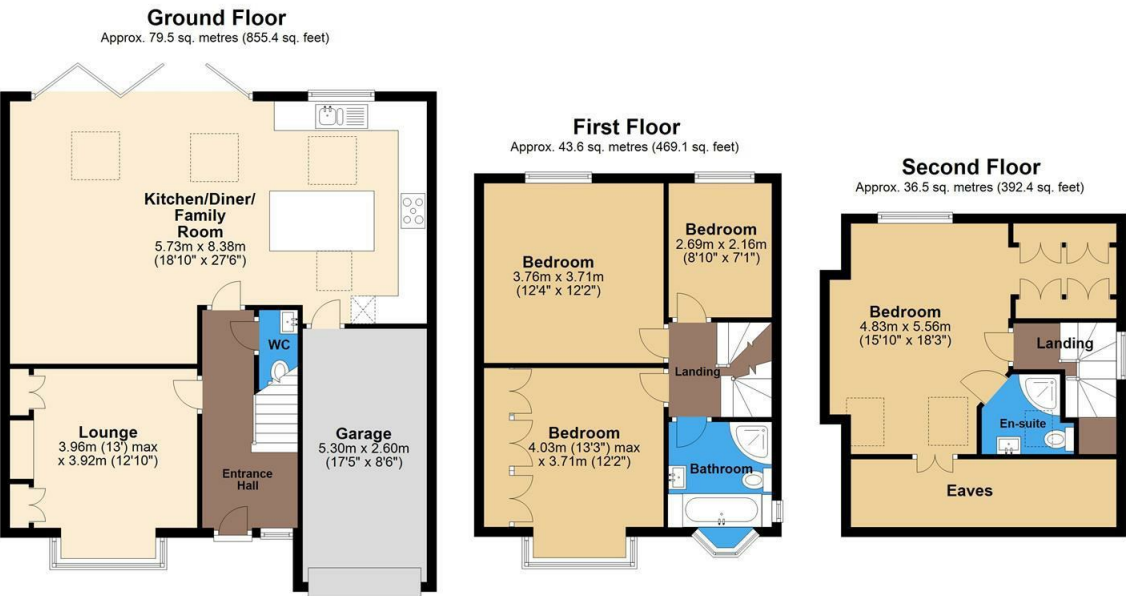
### Rear Garden

55 (16.76m)





Floor Plan



Total area: approx. 159.5 sq. metres (1717.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp...

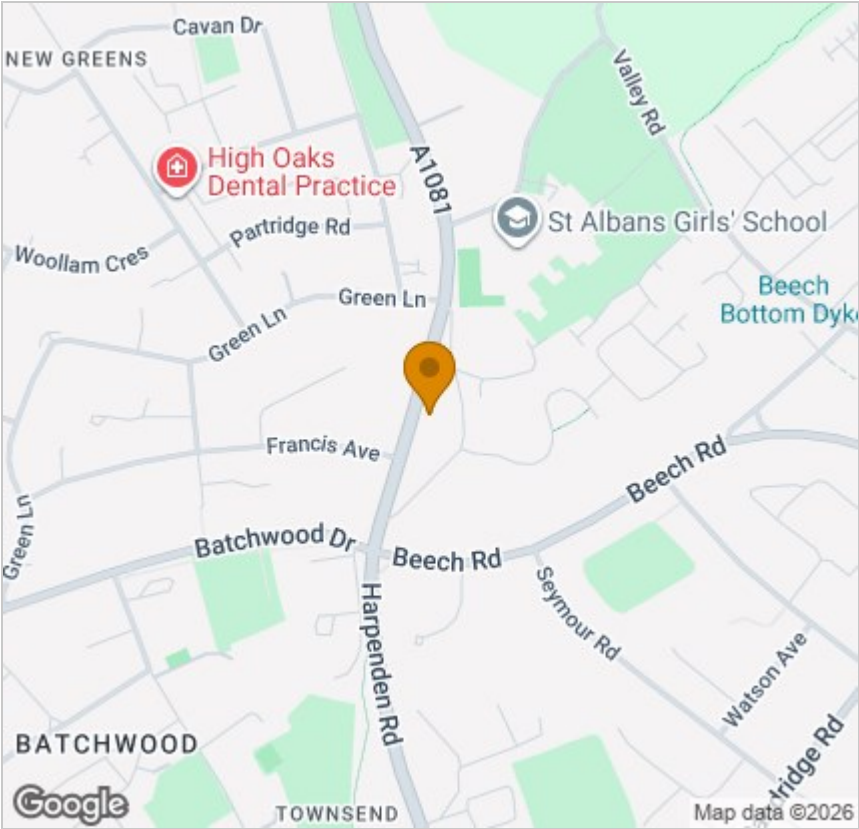
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

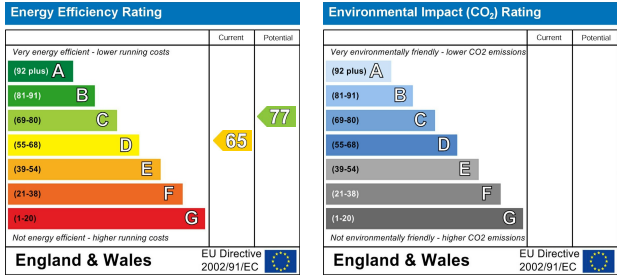
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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker  
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