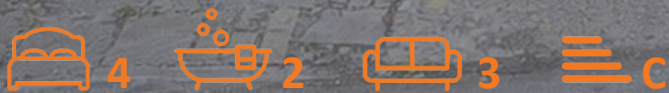




48 Harpenden Road, St. Albans, AL3 6DE

Guide price £925,000 Freehold



48 Harpenden Road

St. Albans, AL3 6DE

An attractively presented four-bedroom detached house, conveniently positioned within a sought-after residential area to the north of St Albans City Centre, and offered with the benefit of no onward chain.

The accommodation begins via the front door into a welcoming entrance hall, with stairs rising to the first floor and doors to rooms, including the spacious lounge featuring a bay window to the front.

The bright and spacious dual-aspect kitchen/breakfast room enjoys a bay window to the front, together with a rear window and door opening onto the garden. It is fitted with a high-quality range of wall and base units, integrated appliances, and solid wood worktops.

There is a further versatile reception room, ideal as a dining room or study, with double doors opening onto the rear garden. In addition, there is a useful utility room with fitted units and a convenient ground floor cloakroom/WC with built-in storage cupboard.

The first-floor landing has a built-in storage cupboard and doors to rooms, including the principal double bedroom benefiting from a stylish en suite shower room and air-conditioning. There are three further well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, pedestrian access leads to the front where there is a pleasant lawned garden. To the rear, a driveway accessed via Old Harpenden Road provides off-street parking for two cars. The delightful rear garden features a paved patio area with pergola above, together with a further decked seating area, ideal for entertaining.

Harpenden Road is a popular and convenient location, close to highly regarded schools, the City centre and the mainline station.





ACCOMMODATION

Entrance Hall

Kitchen/Breakfast Room
21'9 x 8'11 (6.63m x 2.72m)

Lounge
17'9 x 11'3 (5.41m x 3.43m)

Dining Room/Study
11'6 x 9'10 (3.51m x 3.00m)

Utility Room
8'2 x 6'1 (2.49m x 1.85m)

W.C.

FIRST FLOOR

Landing

Bedroom
14'6 x 10'0 (4.42m x 3.05m)

En-Suite

Bedroom
11'10 x 9'1 (3.61m x 2.77m)

Bedroom
9'11 x 7'7 (3.02m x 2.31m)

Bedroom
9'11 x 7'5 (3.02m x 2.26m)

Bathroom

W.C.

OUTSIDE

Frontage

Rear Garden



Floor Plan



Total area: approx. 125.0 sq. metres (1346.0 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.

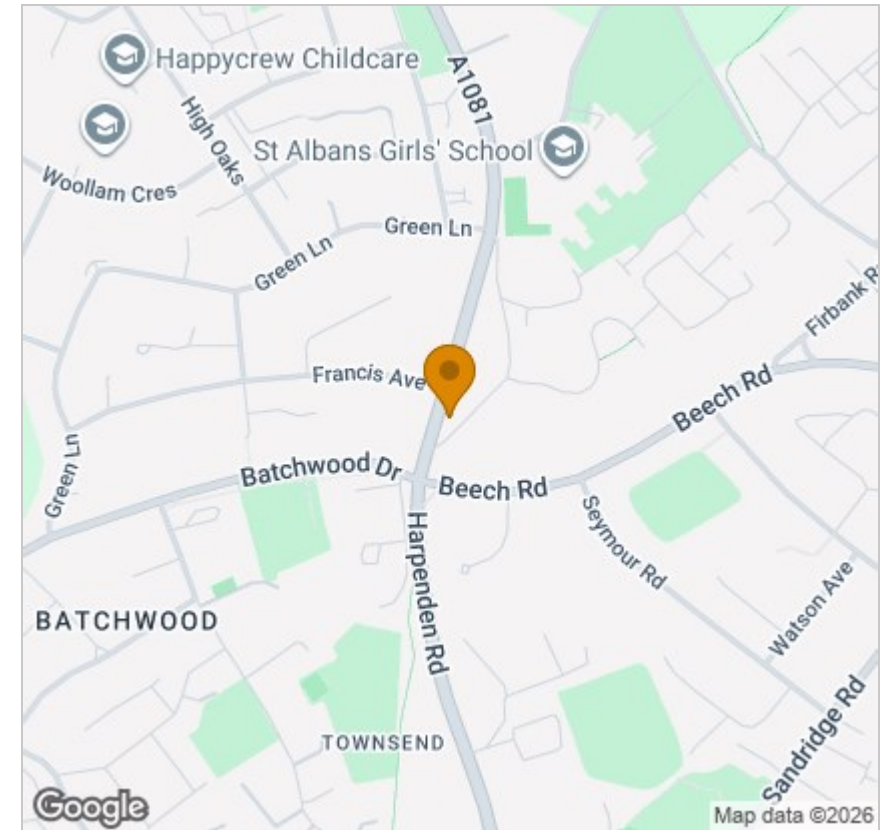
Viewing

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

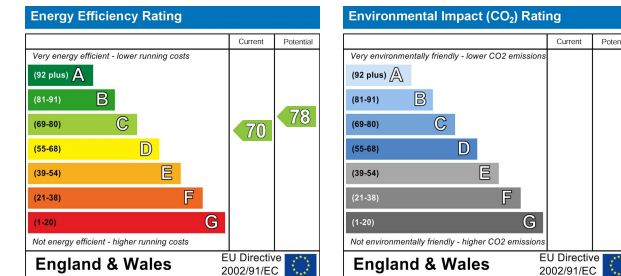
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS