



Townsend Lane, Harpenden, AL5 | Guide Price £1,795,000 Freehold

 5 Bedrooms  4 Bath/Shower Rooms  2 Reception Rooms  Garage & Driveway  Private Garden

 EPC Band C  Council Band: H – £4,916.36 2026/2027  St Albans District Council

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Townsend Lane, Harpenden, AL5

A beautifully appointed five-bedroom detached family home on one of Harpenden's prestigious residential roads.

- 🗝️ Located on the edge of 'The Avenues'
- 🗝️ Five-bedroom detached family home with 3 en-suites
- 🗝️ Approx. 2,524 sq ft of accommodation
- 🗝️ Open Plan spacious LGF Kitchen/breakfast, family & dining room
- 🗝️ Ground Floor Study/Cloak Room
- 🗝️ Bright sitting room with Juliet Balcony & modern gas fire
- 🗝️ Private landscaped rear garden offering high degree of privacy

Description

Beautifully presented throughout, this impressive home offers bright, spacious and flexible accommodation over three floors, making it ideal for growing families and those who enjoy entertaining.

The lower ground floor provides a superb open-plan family hub, centred around a stylish Poggen Pohl kitchen/breakfast room with an excellent range of fitted units and integrated appliances. The kitchen opens seamlessly into a generous family room, creating a wonderful social space with direct access to the garden. The dining area offers an elegant setting for formal entertaining, while a useful utility area and toilet complete this level.

The ground floor is equally impressive, with a welcoming entrance hall leading to a beautifully proportioned sitting room, filled with natural light and offering an ideal space for relaxing. A separate study provides the perfect home office with spacious wardrobe for coats & shoes. A ground floor toilet is well located for family & visitors. The integral garage offers excellent storage and further potential, subject to the necessary consents.

The first floor comprises four well-proportioned bedrooms, thoughtfully arranged to provide flexible family accommodation. The principal bedroom and second bedroom enjoy their own en-suite bathrooms, while the two remaining bedrooms at this level offer flexibility of use. The stylish family bathroom is conveniently located on this level.

Outside, the property benefits from a private and mature rear garden, ideal for outdoor entertaining and family enjoyment, together with a driveway providing off-road parking and access to the integral garage.

Finished to an excellent standard throughout, the home also benefits from energy-efficient solar panels and LED lighting, enhancing both sustainability and day-to-day running costs.



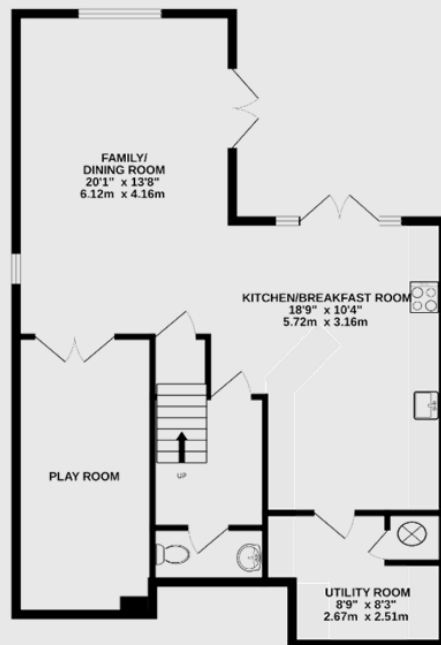
Location

Townsend Lane is situated on the edge of Harpenden's Avenues and represents an extremely convenient location for family life, and just a gentle amble from the Victorian tree-lined town centre with its pleasant assortment of shops, pubs and restaurants. The glorious open spaces of Rothamsted Park are close by and the mainline station within a 15 minute walk.

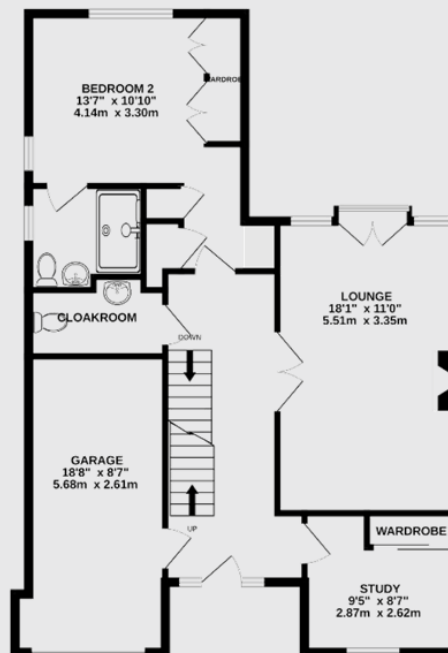




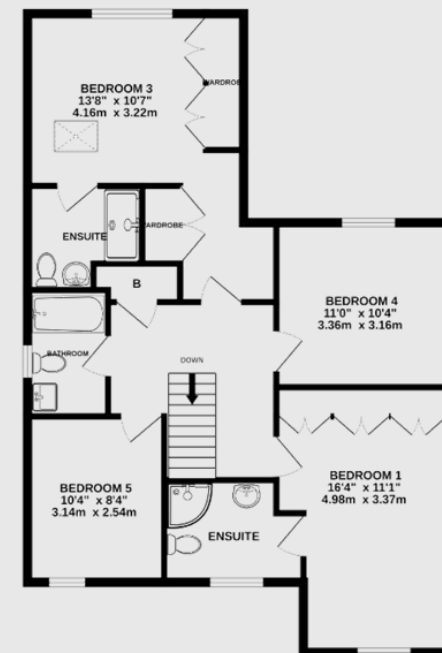




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.

TOTAL FLOOR AREA : 2524sq.ft. (234.5 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

IMPORTANT INFORMATION:

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