



41 Harpenden Road, St. Albans, AL3 6BJ

Guide price £995,000 Freehold



## 41 Harpenden Road

St. Albans, AL3 6BJ

A highly attractive 1930s Art Deco-style semi-detached home, ideally located on a sought-after road to the north of St Albans city centre. Beautifully presented throughout, the property offers generous and versatile living space, enhanced by side and rear extensions. The property benefits from a new roof fitted in 2023 with a 30 year guarantee.

A covered porch opens into a welcoming entrance hall with stairs to the first floor, storage below and a convenient downstairs WC. The spacious lounge is filled with natural light from a bay window and additional front aspect window, creating a bright yet cosy feel. Double doors lead to the dining room, which flows into an impressive kitchen/breakfast room – the heart of the home.

The kitchen features an extensive range of quality units, granite worktops, integrated appliances, two ovens, a hob and a breakfast bar, ideal for family life and entertaining. A sliding pocket door opens to a versatile study/snug with a rear window and roof lights.

Upstairs are four well-proportioned double bedrooms, including a principal bedroom with bay window, along with a stylish family bathroom and separate shower room.

Outside, a block-paved driveway provides off-street parking for several vehicles, screened by evergreen hedging. The private west-facing rear garden offers a patio, lawn, mature borders and a garden shed.

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





## ACCOMMODATION

Entrance hall

Lounge

22'10 x 14'11 (6.96m x 4.55m)

Dining Room

12'6 x 11'0 (3.81m x 3.35m)

Kitchen/Breakfast Room

20'11 x 21'0 (6.38m x 6.40m)

Study

13'3 x 8'8 (4.04m x 2.64m)

W.C.

FIRST FLOOR

Landing

Bedroom One

15'2 x 12'10 (4.62m x 3.91m)

Bedroom Two

13'9 x 10'1 (4.19m x 3.07m)

Bedroom Three

13'7 x 8'9 (4.14m x 2.67m)

Bedroom Four

13'7 x 8'8 (4.14m x 2.64m)

Bathroom

Shower Room

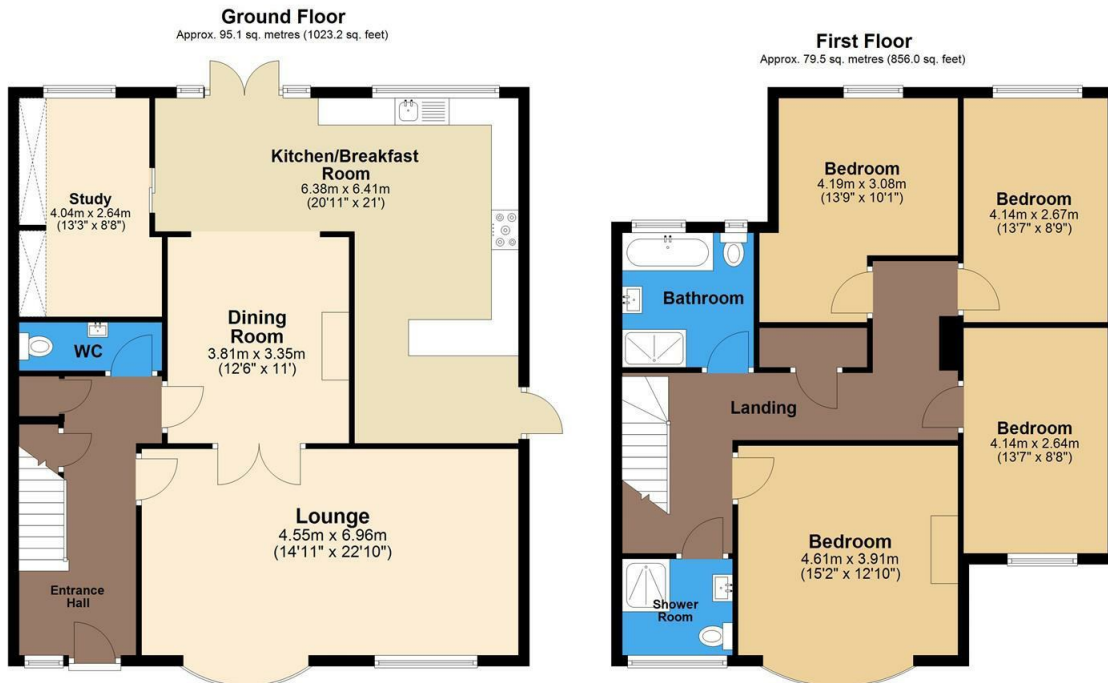
OUTSIDE

Frontage

Rear Garden

80 (24.38m)

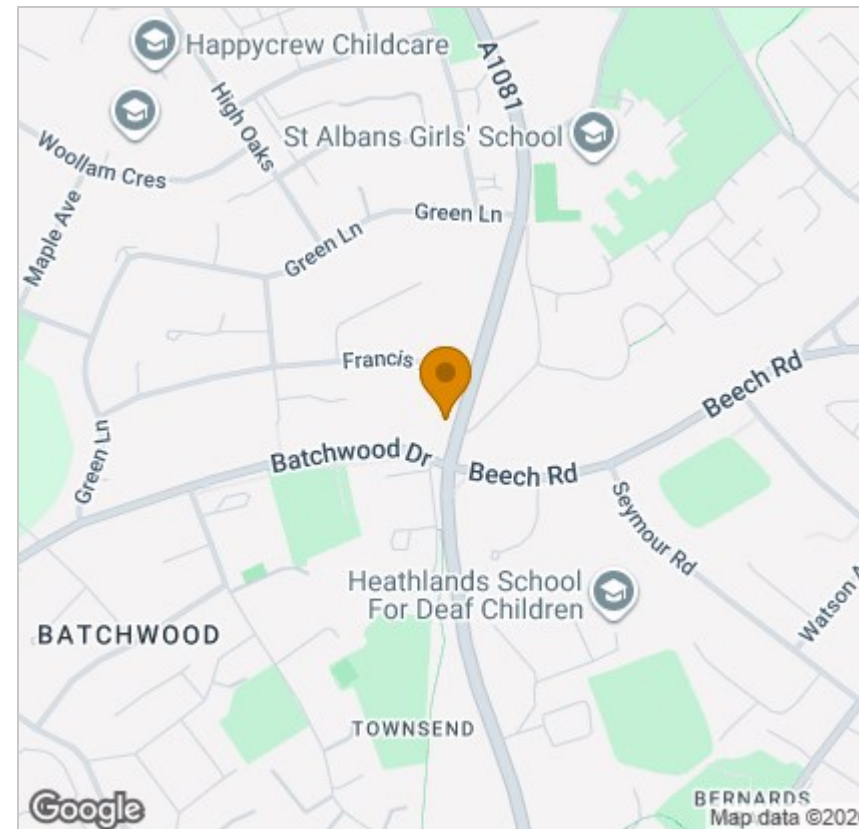
## Floor Plan



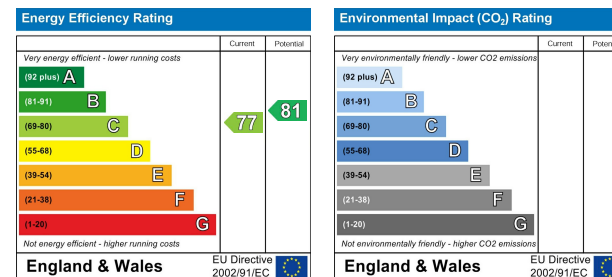
Total area: approx. 174.6 sq. metres (1879.2 sq. feet)

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.

## Area Map



## Energy Efficiency Graph



## 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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