



Carpenders Close, Harpenden

Guide price £1,300,000



Key Features

- Detached House
- 4 Bedrooms
- 3 Receptions
- Double Driveway
- Quiet Cul De Sac & Corner Plot
- No Upper Chain
- Two Garages
- EPC Rating C





Offered with no upper chain is this beautifully presented four-bedroom detached family home, which has been renovated to a high standard throughout, occupying an enviable corner plot and offering a wealth of spacious accommodation throughout as well as potential for further expansion STPP. Starting with the ground floor the accommodation itself is briefly comprised of a welcoming entrance hall, modern shower room, a large lounge/dining room, kitchen/dining room, office, and a wonderful conservatory taking full advantage of the gardens. Moving upstairs there are four well sized bedrooms and the family bathroom.



Externally the property is approached via a driveway offering ample off-road parking with access to two garages and a EV charge point. To the rear the garden is mainly laid to lawn with a decked patio area ideal for alfresco dining and entertaining. The garden further benefits from a summer house and a green house.

The house is located at the end of a quiet cul-de-sac on a sought-after residential road located for schools with both Roundwood Park and Wood End JMI just a short walk away. Harpenden offers excellent social facilities including golf courses, a sports centre with swimming pool as well as the recently opened Eric Morecambe Centre and Rothamsted Park. The town centre also offers a fine selection of good restaurants, bars and cafes. Harpenden benefits from a fast rail service to St Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.







**Approximate Gross Internal Area 1889 sq ft - 176 sq m
(Excluding Garage)**

Ground Floor Area 1225 sq ft – 114 sq m

First Floor Area 664 sq ft – 62 sq m

Garage Area 255 sq ft – 24 sq m



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

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