

82 Harpenden Road, St. Albans, AL3 6DA

Guide price £1,425,000 Freehold

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ESTATE AGENTS

82 Harpenden Road

St. Albans, AL3 6DA

A truly outstanding and beautifully presented four-bedroom detached family home, situated on a quiet private lane consisting of 5 houses, set back from Harpenden Road and just a two-minute walk from St Albans Girls' School (STAGS). Tastefully renovated and extensively extended to the side, rear and into the loft, this exceptional property offers approximately 1,750 sq ft of stylish, versatile accommodation.

A welcoming entrance hall leads to a cloakroom/WC and elegant bay-fronted lounge with a log-burning stove and bespoke fitted shelving.

The heart of the home is the magnificent open-plan kitchen/dining/family room, featuring a partially vaulted ceiling, impressive glazed atrium and Crittall-style doors opening onto the rear garden. The beautifully appointed kitchen boasts white units, granite worktops, a central island with hob and downdraft extractor, and integrated appliances. A separate utility room and versatile snug/home office complete the ground floor.

The first floor offers three generously proportioned bedrooms, two with fitted wardrobes, and a luxurious four-piece family bathroom.

The second floor is dedicated to a superb principal bedroom suite, enjoying dual-aspect natural light, Velux windows, a Juliet balcony overlooking the garden, fitted storage and a stylish en-suite shower room.

Outside, a generous block-paved driveway provides parking for several vehicles and access to the garage. The beautifully landscaped rear garden features an extensive entertaining patio, lawn and established planting. A fabulous garden room with power, lighting and a covered seating area provides the perfect space for entertaining or relaxing.

Ideally positioned close to highly regarded schools including STAGS, Townsend and Garden Fields, with convenient access to St Albans City Centre and mainline station.

























ACCOMMODATION

Entrance Hall

Lounge
14'9 x 13'0 (4.50m x 3.96m)

Kitchen/Dining/Family Room
25'9 x 19'11 (7.85m x 6.07m)

Utility Room

Study
10'6 x 8'2 (3.20m x 2.49m)

W.C.

FIRST FLOOR

Landing

Bedroom 2
15'4 x 11'8 (4.67m x 3.56m)

Bedroom 3
12'7 x 11'7 (3.84m x 3.53m)

Bedroom 4
9'6 x 7'9 (2.90m x 2.36m)

Bathroom

SECOND FLOOR

Bedroom 1
19'3 x 15'11 (5.87m x 4.85m)

En-Suite

OUTSIDE

Frontage

Rear Garden

Garage
11'8 x 8'6 (3.56m x 2.59m)

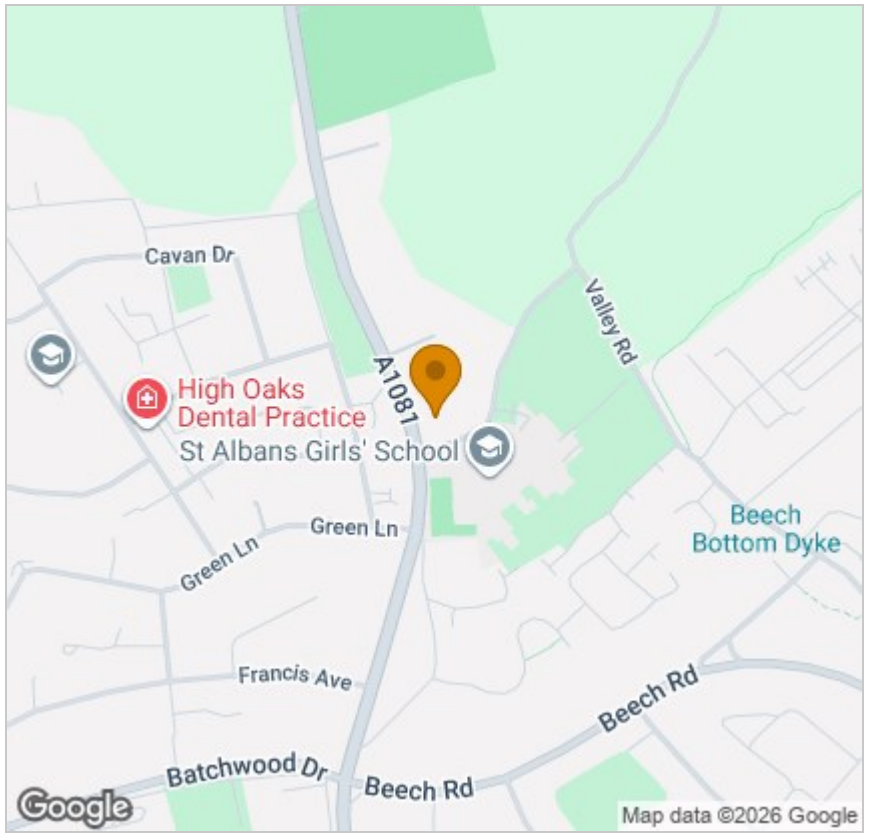
Garden Room
11'3 x 9'3 (3.43m x 2.82m)

Floor Plan

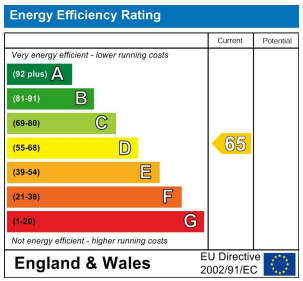
Approximate Gross Internal Area 1750 sq ft - 163 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 954 sq ft – 89 sq m
First Floor Area 502 sq ft – 47 sq m
Second Floor Area 294 sq ft – 27 sq m
Garage Area 101 sq ft – 9 sq m
Outbuilding Area 105 sq ft – 10 sq m

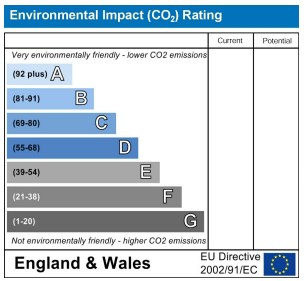


Area Map



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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