



Bryan Bishop
and partners

St. Michaels Close
Harpenden, AL5 1EW

Guide price £700,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this comprehensively appointed four bedroom, two bathroom family home arranged over three floors, in the heart of the tremendously popular town of Harpenden in the district of St Albans. The property is perfectly placed at the end of a quiet residential cul-de-sac, yet just ten minutes walk from the vibrant and thriving town centre that is bursting with shops, bars, pubs and restaurants. Factor in the nearby lovely open spaces of Harpenden Common, the Harpenden Cricket Club, proximity to St Albans and the mainline train station that connects speedily from Bedford in the north via Luton, central London and Gatwick to Brighton in the south, and it is clear to see that this property not only has the facilities to support a large busy family, but also, enjoys an unbeatable location.

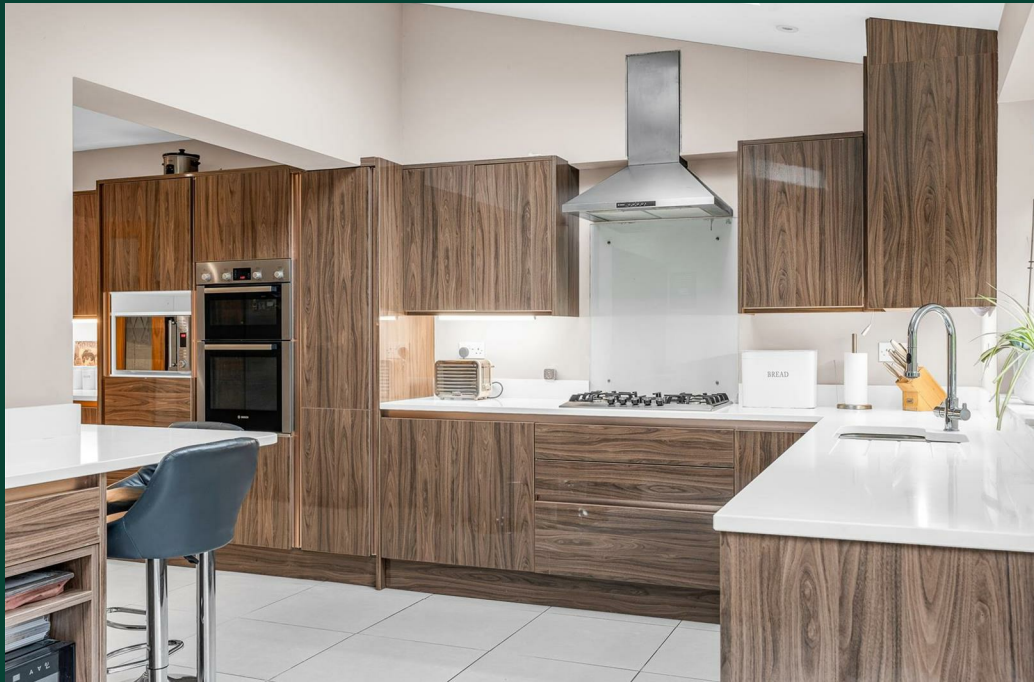
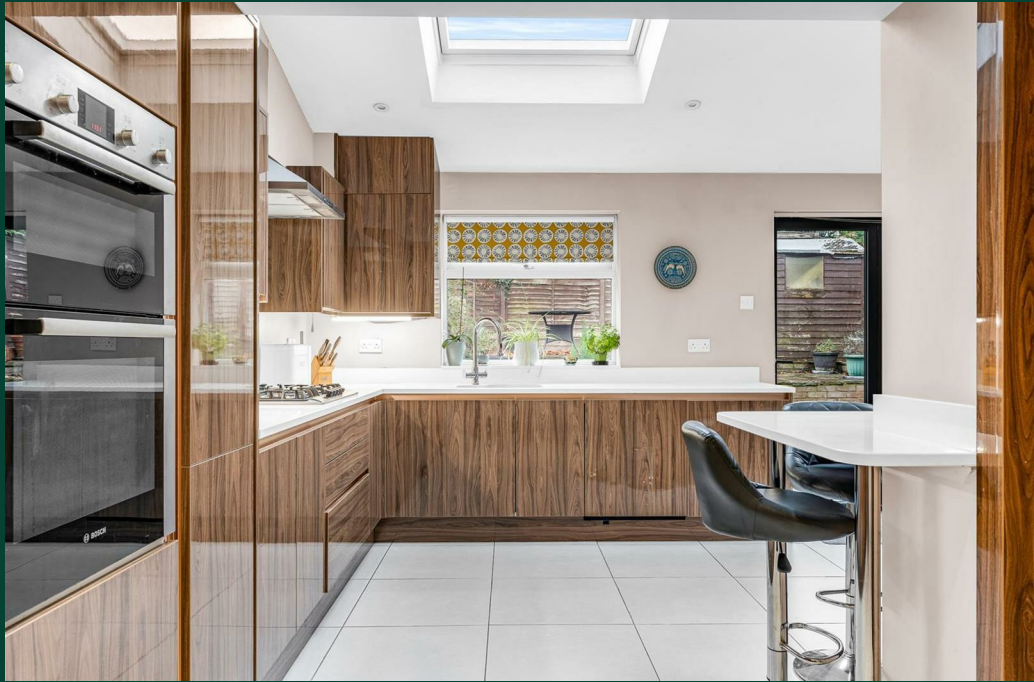
Accommodation:

The front door opens into a neat and useful lobby area that then leads on into the spacious living room. This is a lovely room of excellent size and shape, blessed with plenty of natural light from the large picture window to the front. An attractively carved wooden fireplace with a tiled surround provides a stylish focal point featuring a wood burner style heater.

Glazed double doors open into the family room, giving a terrific open feel and easy flow between the rooms. Being fully open plan through into the kitchen/dining room makes this nicely proportioned room light, bright and really flexible as to how you best use it to suit your lifestyle. Being effectively interchangeable with the dining room brings you a multitude of options, and serves to really future proof this tremendous family home as your needs change over time. Currently being used as a dining area, and performing that task in exemplary fashion, it would also excel as a lounge/reading room, TV room, family hang out space or well sized home office/study.

Forming a large L shape and running full width across the back of the house, is the really impressive kitchen/dining room. Bathed in natural light from the window to the rear, two perfectly placed roof lights and the large glazed bi-fold doors, this room is a real gem, and the attractive and stylish wood burner set into the corner of the dining area is a lovely additional touch, both practically and visually. Extensive fitted cupboards, both wall and floor mounted, provide an abundance of storage and worktop area, and a comprehensive array of modern appliances are integrated into the modern gloss finish cabinets. A neat and useful breakfast bar provides for those urgent grab and go meals and the substantial adjacent utility/laundry room provides excellent support to the kitchen and helps you keep it neat and uncluttered.







Within the utility area there is a conveniently placed guest cloakroom and a door giving direct access into the rear of the integrated garage, always a useful benefit.

Up on the first floor, there are three good sized bedrooms and the family bathroom, featuring a separate bath and shower cubicle.

The second floor is entirely given over to a beautifully laid out and luxuriously appointed bedroom suite. Enjoying a large footprint and an exquisite ensuite shower room, this is a delightful oasis of calm away from the hectic family life going on beneath.

Exterior:

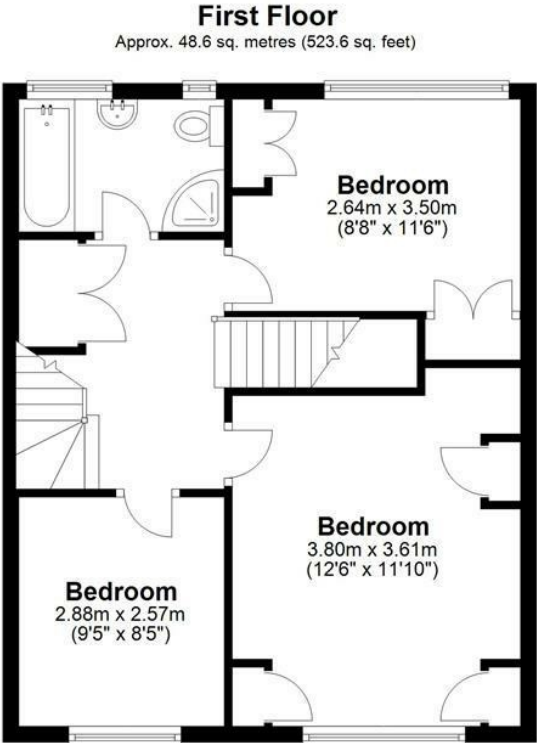
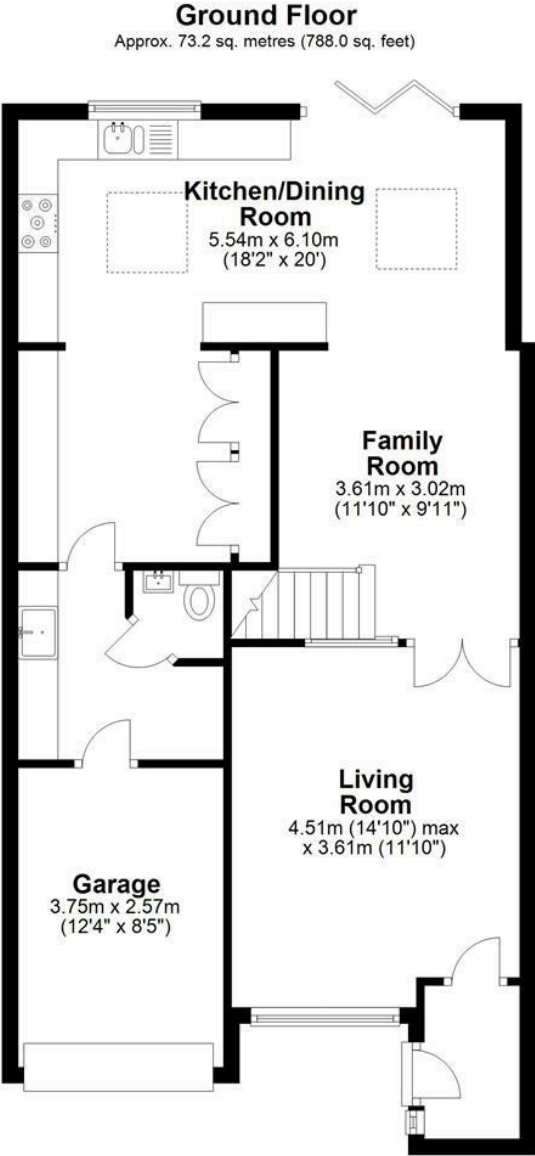
An expansive driveway gives access to the integral garage and provides plenty of additional off street parking. Convenient direct access is provided to the rear garden along a gated pathway to the side of the house. The rear garden is a nice size, fully secure so child and pet friendly, and is well landscaped to give a number of different levels and interesting separate areas of decking and paving as well as incorporating various flower beds within an overall low maintenance package.

Location:

The property is in a quiet residential close, yet within easy walking distance of Harpenden town centre. Harpenden is consistently rated as one of the most popular Hertfordshire towns, with efficient, regular rail services on Thameslink north and south and excellent arterial road connections by the A414, M1 and A1(M). Close proximity to Luton with its international airport, its own thriving town centre, and a short drive into bustling St Albans make this a very special place indeed - an easy commute into London, yet surrounded by open space and free breathing countryside.







Total area: approx. 157.5 sq. metres (1695.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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