

 5 Bedrooms

 2 Bathrooms

 4 Reception Rooms

 Garage & Off Street Parking

 In Excess of 100ft

 EPC Band: D

Council Tax
Band G: £3,363.54
(April 22 - March 23)

Local Authority
St Albans District Council

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Grasmere Avenue, Harpenden, Herts AL5 5PS
Guide Price £1,900,000 Freehold



Grasmere Avenue, Harpenden, Herts AL5 5PS

This attractive mid-century detached house is set back from the quiet road by a carriage driveway with space for at least three cars in addition to the integral garage. The front porch leads to a hallway with an elegant dining room on the left and the main living room on the right with its handsome marble fireplace. Parliament doors from the living room open onto the family room at the rear of the house, creating a large space ideal for entertaining.

🏡 Detached home with 5 bedrooms

🏡 4 Reception Rooms

🏡 Mature south facing rear garden

🏡 Carriage driveway and garage

🏡 Highly regarded residential road

🏡 Excellent location for schools and mainline station

🏡 Flexible accommodation with further potential

The house

A home office with built-in work areas for two people is accessed via the family room. The large L-shaped kitchen to the rear of the dining room has lovely long views of the garden, with a glazed door onto the terrace. There's a cloakroom at the end of the hallway, and a handy utility room fits between the kitchen and garage, with a side door accessing the garden.

Upstairs are four bedrooms and three bathrooms, with an option of dressing room or fifth bedroom. The principal bedroom connects to the dressing (5th) room and an en suite with both bath and shower. The bedroom overlooking the garden has a shower en suite, while the other two bedrooms are served by the large modern family bathroom with both bath and super-sized walk-in shower. There is also potential for a loft conversion if more living space is needed (stp).

The large quarter-acre plot has a long south-facing garden completely enclosed by thick hedges and fencing, with mature trees and shrubs, flower borders, raspberry canes and a vegetable plot. A summerhouse, greenhouse, potting shed and a Wendy house all add to the enjoyment of the garden.

The location

With both primary and secondary schools rated Outstanding by Ofsted and a train journey into London St Pancras of only 25 minutes, Harpenden is high on the list of Hertfordshire's best places to live. Its wide high street is well stocked with restaurants, cafes and pubs, and the town centre has a mix of smaller shops, several supermarkets including a Waitrose, and a regular farmers' market. There's a thriving rugby club, cricket club, two tennis clubs, two golf clubs, new leisure centre with swimming pools and a newly built theatre.

Harpenden's 'jewel in the crown' is its large common close to the high street which hosts cricket matches, community events including a summer carnival

