



41 Harpenden Road, St. Albans, AL3 6BJ

Guide price £995,000 Freehold



## 41 Harpenden Road

St. Albans, AL3 6BJ

A beautifully presented 1930s Art Deco-style semi-detached home positioned on a sought-after road to the north of St Albans city centre.

This highly attractive property offers generous and versatile accommodation throughout, further enhanced by well-planned side and rear extensions that create superb living space for modern family life. Combining character, style and practicality, the home has been thoughtfully maintained and improved by the current owners. A particular benefit is the new roof installed in 2023, which comes with a 30-year guarantee, offering added peace of mind.

A covered porch opens into a welcoming entrance hall with stairs to the first floor, a storage cupboard housing a Megaflo cylinder and integrated water softener, additional 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 including Bosch oven, microwave combi-oven, warming drawer, 5-ring gas hob, undercounter fridge, washer-dryer and full-size dishwasher, along with two further ovens 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. The family bathroom is finished with Duravit and Hansgrohe fittings and benefits from electric underfloor heating.

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.





## 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

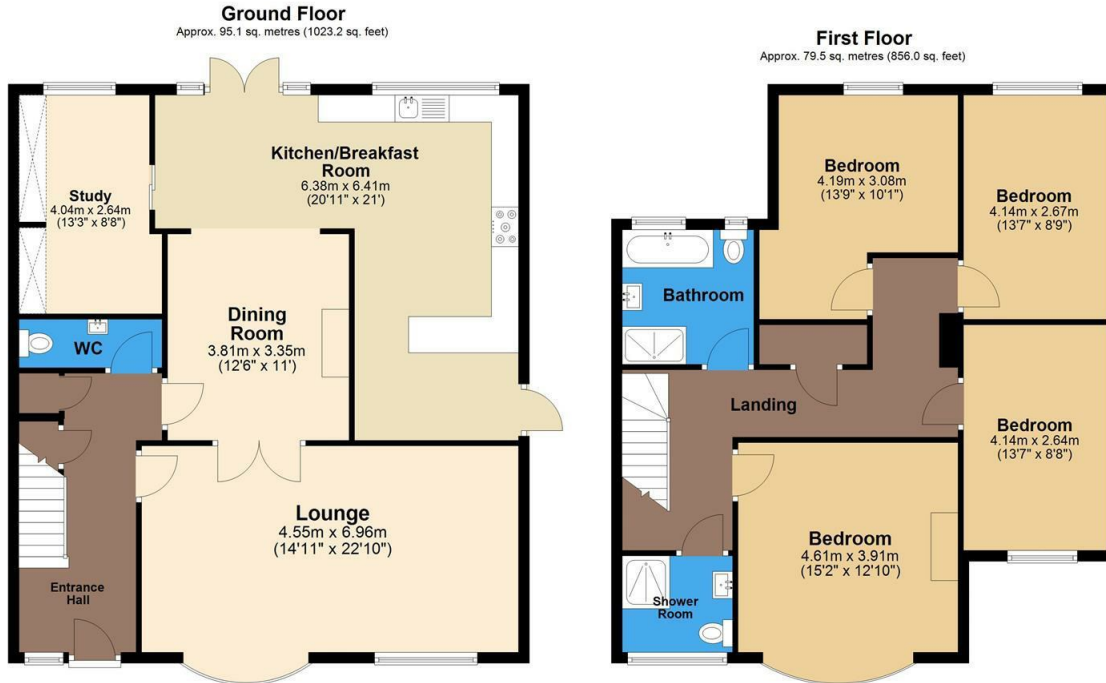
OUTSIDE

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.

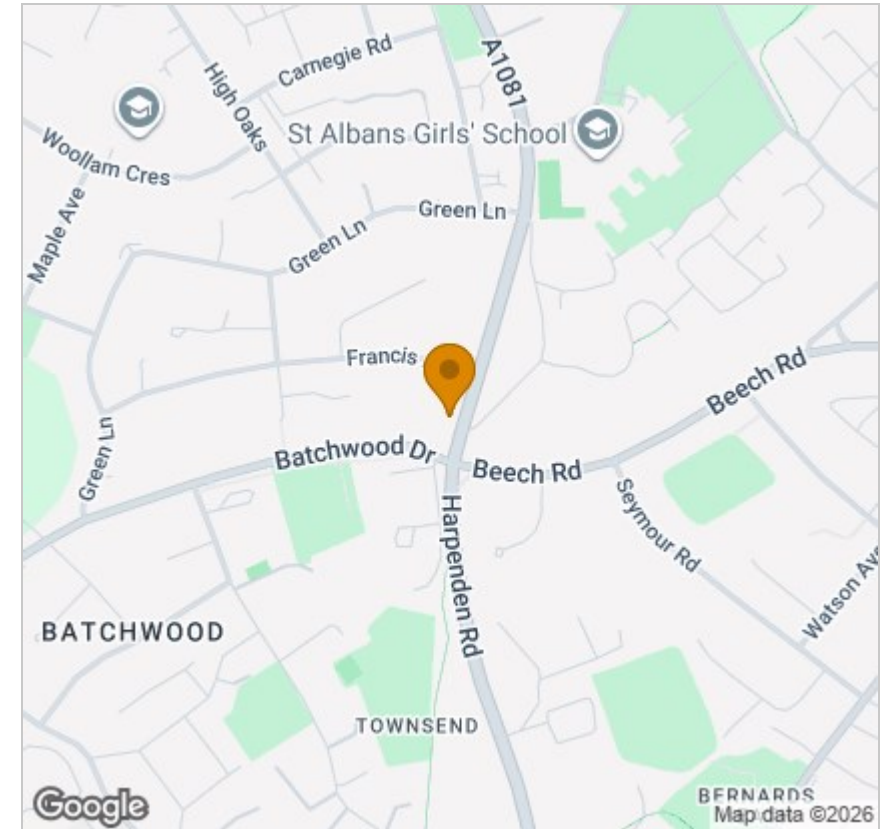
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

