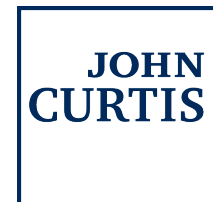




Luton Road, Harpenden, Hertfordshire, AL5

[www.johncurtis.co.uk](http://www.johncurtis.co.uk)

Valuers, Estate & Lettings Agents





# Detached family home with excellent schools nearby

Viewing strictly by appointment through John Curtis  
Call us on 01582 764471 for free valuations and advice  
Visit us at 36 High Street, Harpenden, Herts AL5 2SX  
Email enquiries@johncurtis.co.uk

4 bedrooms | 3 reception rooms | kitchen/diner | family bathroom | gardens | parking | EPC EER -D

**Asking Price £925,000** Freehold

## Description

We are delighted to offer for sale this detached four bedroom family home, located in the Roundwood area of Harpenden, and therefore affording easy access to an excellent choice of local schools for all age groups.

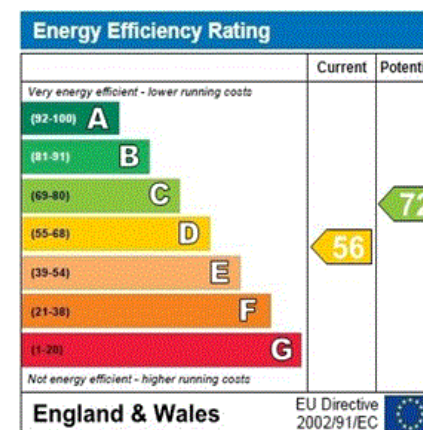
This fine house has stylishly presented and versatile accommodation arranged over two floors.

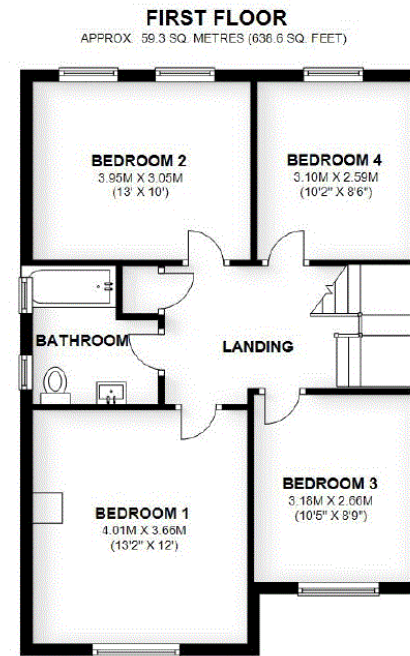
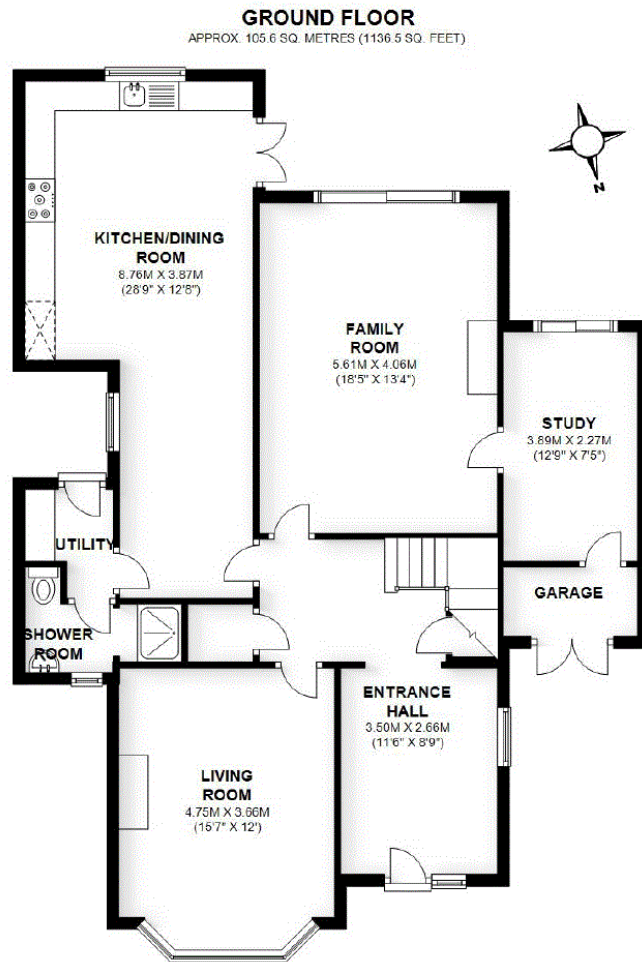
## Outside

To the front of the property is a lawned front garden with off street parking. To the rear is a magnificent mature south facing garden.

## Location

Harpenden is well noted for its excellent choice of schools for all age groups. Social requirements are well catered for, including several challenging golf courses, a sports centre, swimming pool, various clubs and associations and a comprehensive range of restaurants and bars. Harpenden benefits from a fast electrified train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.





TOTAL AREA: APPROX. 164.9 SQ. METRES (1775.1 SQ. FEET)

For Identification purposes, not to scale.  
Plan produced using PlanUp.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



