Mayfield Close, Harpenden



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A well-presented four-bedroom family home in a sought-after Harpenden location with a southwest-facing garden and within easy reach to schools.

Tucked away on a popular cul de sac close to excellent schooling and attractive countryside, this detached home ticks all the boxes for family life. Offering light-filled accommodation, well-presented interiors, plenty of space inside and out, the house has many desirable features and lends itself particularly well to large families. The versatile layout includes three reception spaces on the ground floor: a relaxed study/snug, a sitting room with a working fireplace, and an open-plan kitchen, dining room and family room which serves as the heart of the home. Spanning the entire back of the house, the room opens onto both the rear garden via a set of bifold doors and the attached garage, which is currently set up as a gym. The doors to the garden open up the space to the rear terrace, creating a lovely indoor-outdoor feature that is ideal for alfresco entertaining, while the well-appointed kitchen has ample cabinetry and a central island and breakfast bar to provide additional preparation space and storage. Also on the ground floor is a useful utility room/WC with space for laundry machines. Upstairs, the first-floor bedrooms include two good-size doubles – one en suite two smaller doubles and an extra room that would serve as a study or walk-in wardrobe. The family bathroom has a bath and separate shower.

Set back from the no-through road behind a mature hedge, the house is accessed by a block-paved driveway with off-street parking for several cars. The attached garage provides plenty of space for storage.













1,982 sq ft (184.1 sq m)
Four bedrooms
Three reception rooms
Study
Southwest-facing garden
Garage/gym
Freehold | Town

Guide price £1,295,000

To the rear, the southwest-facing garden is perfectly angled to capture the sun all day, with a paved terrace adjoining the house having space for garden furniture, a barbecue area and a hot tub (available by separate negotiation). Wooden panel fencing encloses the lawn, with mature trees, hedges and well-stocked flowerbeds along one side, providing natural shade and privacy while adding splashes of colour.

Location

Wood End is situated to the north of Harpenden, with its own amenities including a pub, vet practice and local supermarket. It is especially popular with families due to its proximity to the desirable Wood End and Roundwood Park schools. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Waitrose, M&S Food and Sainsbury's, as well as several independent shops. It also boasts an excellent selection of restaurants, coffee shops and bakeries. The town is home to several outstanding state schools and some popular independent schools, with further options found in nearby St Albans and other local towns. Sport and leisure are well provided for, with a sports centre and indoor swimming pool; three golf courses; rugby, tennis and bowling clubs; and a centrally located arts and entertainment venue. Cycling, riding, walking and running can also be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

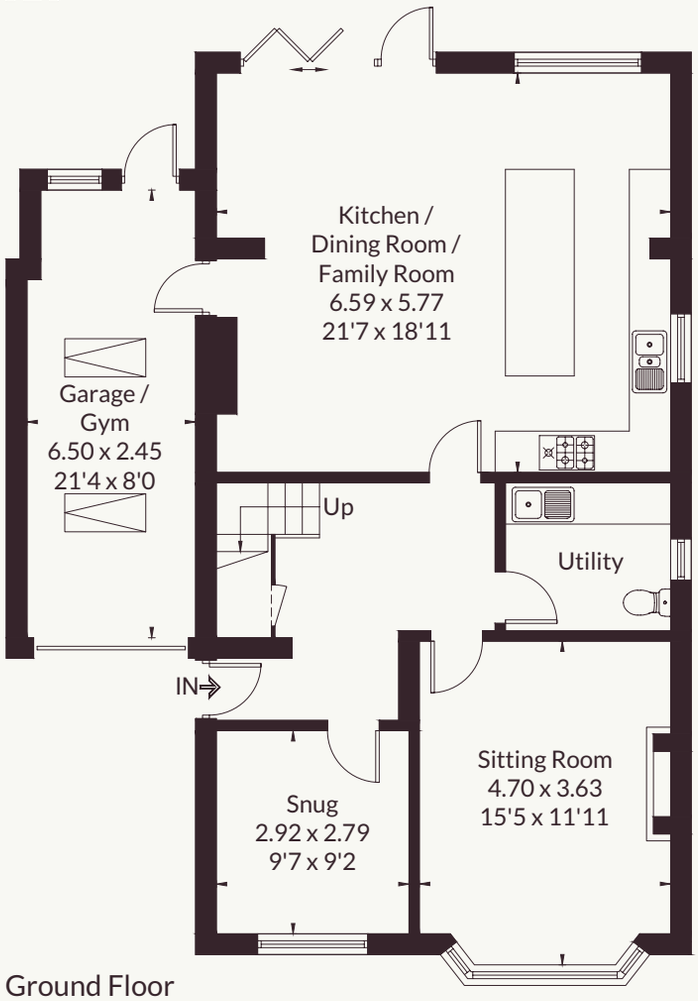
Postcode region: AL5

General

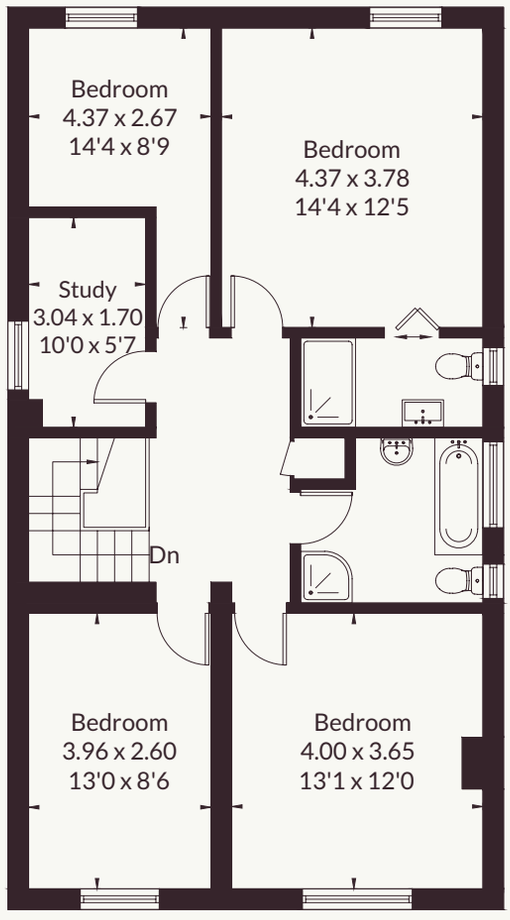
Local Authority: St Albans City and District Council
Services: Mains gas, electric, drainage, and water.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Approximate Floor Area = 184.1 sq m / 1982 sq ft
(Including Garage)

= Reduced head height below 1.5m



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111209

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