

Grasmere

East Common, Harpenden

STRUTT & PARKER

BNP PARIBAS GROUP

An appealing semi-detached home close to Harpenden Common with a lovely outlook.

An attached property with two reception rooms, two bedrooms and a double garage. The property benefits from a wealth of wooden flooring across both storeys, providing a practical and cohesive living and entertaining environment. It is in a sought-after residential area near to local amenities, Harpenden Common, the town centre and the station.

- **2 RECEPTION ROOMS**
- **2 BEDROOMS**
- **1 BATHROOM**
- **DOUBLE GARAGE**
- **GARDEN**
- **FREEHOLD**
- **TOWN**
- **884 SQ FT**
- **OFFERS IN EXCESS OF £800,000**



The property

Grasmere is an attractive semi-detached family home offering flexible accommodation arranged over two light-filled floors. The property is designed to provide an ideal family and entertaining space and features high ceilings and a wealth of wooden flooring throughout, creating a pleasing sense of cohesion to the living areas. The ground floor accommodation flows from a welcoming gable end reception hall with useful cloakroom. It comprises a bright sitting room with feature front aspect bow window and exposed brick open fireplace and a generous dining room with feature bay window, ideal for family meals, and an inter-connecting galley kitchen with a range of wall and base units, wooden worktops, a Belfast sink, modern integrated appliances and a door to the terrace.

On the first floor the property provides a principal bedroom with a feature bay window and built-in storage, a second double bedroom with a front aspect bow window and a contemporary fully-tiled family shower room.

Outside

Nestled behind mature hedging that ensures a sense of privacy and offering considerable kerb appeal, this distinguished property is approached via a gable end pedestrian gate. A path leads to the storm porch and continues into the welcoming reception hall. Additionally, there is a five-bar gate that opens onto a paved rear driveway, providing private parking and granting access to a detached double garage. The front and rear garden is primarily laid to level lawn, offering an expanse of green space. The rear garden is further enhanced by a tranquil garden pond, elegantly flanked by a paved terrace. Furthermore, there is a raised wraparound paved terrace that is accessible directly from the kitchen, creating an ideal setting for entertaining and al fresco dining. This space allows for the enjoyment of picturesque views towards Harpenden Common at the front aspect and the Harpenden Common Golf Club at the rear.



Location

East Common is located near to the amenities of Southdown, moments from the beautiful common. Harpenden offers comprehensive shopping, including Sainsbury's, Waitrose and Marks and Spencer, together with restaurants, coffee shops and independent shops.

Sporting and leisure facilities include a sports centre with indoor pool, three golf courses, rugby, tennis, bowling and cricket clubs and cycling, riding and walking routes in the Woodland Trust's Heartwood Forest and Rothamsted Estate. Comprehensive amenities can also be found in St. Albans, Hemel Hempstead, Luton, Welwyn Garden City and Watford. Communications links are excellent: Harpenden station (1.3 miles) offers direct services to London and the M1 gives access to major regional centres and the motorway network.



Distances

- Southdown 0.5 mile
- Harpenden High Street 1.0 mile
- M1 (Jct. 9) 3.8 miles
- St. Albans 4.1 miles
- London Luton Airport 7.6 miles
- Central London 33.2 miles
- London Heathrow Airport 36.4 miles

Nearby Stations

- Harpenden (London St. Pancras International 24 minutes)
- St. Albans
- Luton Parkway

Key Locations

- Harpenden Common
- Batford Springs Nature Reserve
- Harpenden Farmers' Market
- The Nickey Line Rail Walk
- Harpenden Museum
- The Harpenden Sports Centre
- Aldwickbury Park Golf Club
- Harpenden Common Golf Club
- Harpenden Golf Club
- Heartwood Forest
- The Eric Morecambe Centre Harpenden
- The Redbournbury Watermill and Bakery
- Rothamsted Estate

Nearby Schools

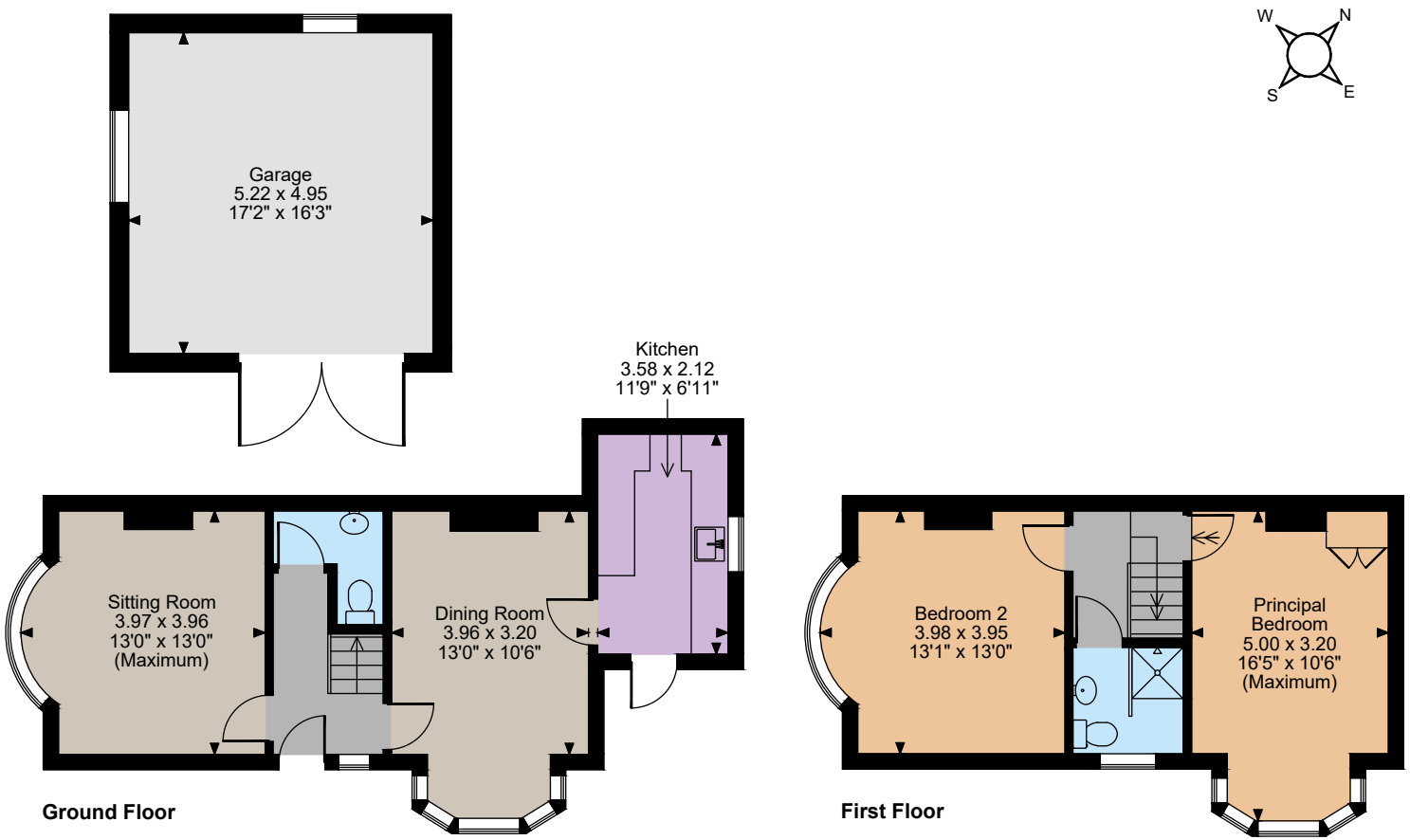
- St. Dominic Catholic Primary School
- The Grove Infant, Nursery Junior School
- Crabtree Infant and Junior School
- Harpenden Academy
- High Beeches Primary School
- St. Nicholas CofE VA Primary School
- Aldwickbury School
- St. George's School
- Sir John Lawes School
- Beechwood Park
- St. Hilda's
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School











The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 884 sq ft (82 sq m)

Garage internal area 278 sq ft (26 sq m)

Total internal area 1,162 sq ft (108 sq m)

For identification purposes only.

Directions

AL5 1DQ

///What3words: chains.flat.narrow - brings you to the driveway

General

Local Authority: St Albans City Council

Services: All mains, gas, electricity and water connected.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: E

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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