

14 Moreton End Lane

Harpenden, Hertfordshire

STRUTT & PARKER

BNP PARIBAS GROUP

A contemporary, detached family home in a sought-after area, with landscaped gardens extending to about a quarter of an acre.

The generously proportioned property was built in the 1950s and has been extended to substantially increase the footprint to more than 3,000 sq ft – perfect for modern family life.

- **3 RECEPTION ROOMS**
- **5 BEDROOMS**
- **3 BATHROOMS**
- **GARAGE**
- **GARDEN**
- **FREEHOLD**
- **RESIDENTIAL**
- **3,281 SQ FT**
- **OFFERS IN EXCESS OF £2,000,000**



The property

This mid-century home, originally constructed in 1959, has been significantly improved in recent years and is now presented beautifully. The recently rendered exterior, complemented by partial composite timber cladding, delivers clean lines and a contemporary Grand Designs feel. Internally it has a modern décor scheme and a bright, open layout that is ideal for entertaining at home.

The welcoming entrance hall provides access to all of the ground floor accommodation, including a snug, utility room, a generous L-shaped sitting room and library area and a newly extended, light-filled family room – separated from the sitting room by Crittal-style doors. The impressive space features two sets of bifold doors opening directly to the garden and leads seamlessly into the fabulous open-plan kitchen/dining room, which is also accessed from the main entrance hall. The kitchen incorporates newly fitted sleek matte cabinetry and a large central island with integrated breakfast bar, as well as premium Karndean flooring.

A comprehensive range of integrated appliances includes a Bora induction hob, instant hot water tap and waste disposal unit, while a separate pantry provides additional storage. The property further benefits from a security system with CCTV, fibre broadband, air source heat pump and solar panels. The first floor bedrooms are arranged around a central landing and include the principal bedroom positioned to the rear benefitting from a light-filled dressing room and an en suite bath and shower room, four further bedrooms, three with built-in storage, and an en suite shower room and separate family bathroom.



Outside

To the front, the house is approached over a block paved driveway bordered by beds stocked with shrubbery. It provides ample parking for several cars and features an adjacent double garage with electric door. Two side gates provide convenient access to the south-facing rear garden.

The garden has been recently landscaped and is laid predominantly to lawn with raised borders featuring sleepers and shrubs. The adjoining terrace is attractively landscaped and features mature hedging to one side. It provides a private and relaxing space for outdoor living and dining in the warmer months. Two garden sheds provide useful storage.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



Distances

- Harpenden town centre 0.5 miles
- Wheathampstead 3.8 miles
- Redbourn 3.8 miles
- St. Albans 5.5 miles
- Welwyn Garden City 8.5 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

- Wood End School
- Roundwood Park School
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School

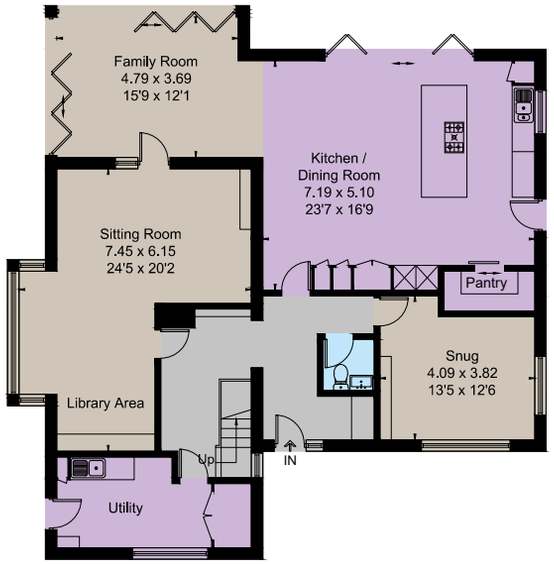




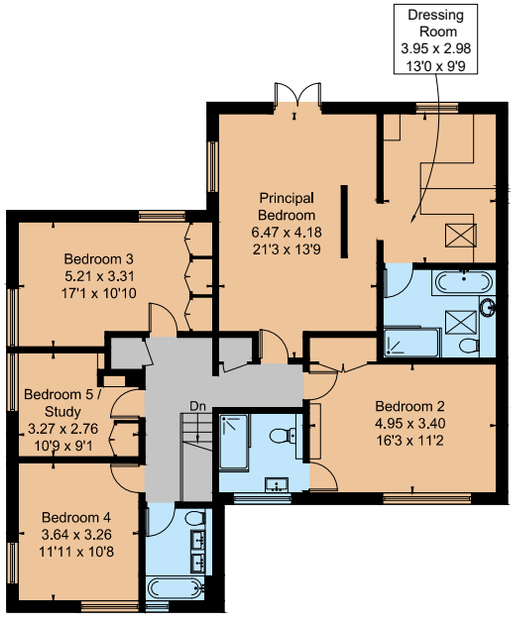




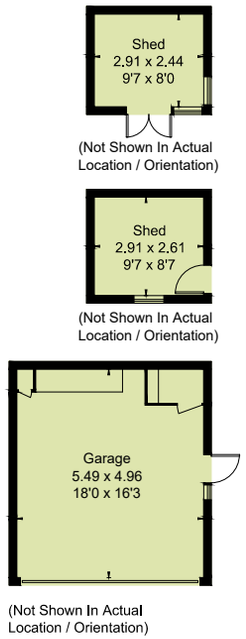
Approximate Floor Area = 277.6 sq m / 2988 sq ft
Garage = 27.2 sq m / 293 sq ft
Total = 304.8 sq m / 3281 sq ft (Excluding Sheds)



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 #103021



Floorplans

Main House internal area 2988 sq ft (277.6 sq m)
For identification purposes only.

Directions

AL5 2EX

what3words: ///begin.trip.gifts

General

Local Authority: St Albans City & District Council

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

Services: Mains electricity, drainage and water.

Council Tax: Band G

EPC Rating: B

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