



26 Burywick, Harpenden, Hertfordshire

For the finer things in property.



26 Burywick Harpenden AL5 2AH

A stylishly appointed five-bedroom detached home in a sought-after location, well positioned at the end of a quiet cul-de sac.

Harpenden town centre 1.5 miles, Harpenden mainline station 1.8 miles (London St. Pancras 25 minutes), M1 (Jct 9) 4.3 miles, St. Albans 3.0 miles, Welwyn Garden City 8.0 miles, Central London 31 miles

Sitting room | Family room | Study | Kitchen/dining room | Utility | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms, 1 en suite | Family bathroom | Garage Gardens | EPC rating C

The property

26 Burywick is a beautifully presented detached family home, set on a quiet cul-de-sac in a sought after residential area. There are five bedrooms and almost 3,000 square feet of light and airy accommodation with modern styling throughout.

There is a comfortable sitting room to the front with a dual aspect and contemporary fireplace, while to the rear there is a generously proportioned family room overlooking the gardens, with bi-fold doors opening onto the patio, a ceiling lantern skylight and double doors connecting to the kitchen and dining room. The kitchen itself has contemporary units, a central island with breakfast bar and integrated appliances, while the dining area has plenty of space for a family dining table. The ground floor also provides a useful study for home working and a utility room for further appliances and household storage.

The first floor has five double bedrooms, including the principal bedroom with its en suite shower room. One further bedroom is en suite, while the first floor also has a family bathroom.

Outside

At the front of the property there is a block-paved driveway providing parking for several vehicles and access to the integrated double garage for further parking and storage space. The front gardens have an area of lawn and border shrubs and hedgerow, while to the rear, the sunny south-facing gardens have paved terracing and an area of level lawn, with border shrubs and flowerbeds, several trees and mature hedgerow. There is also a shed for garden storage.

Location

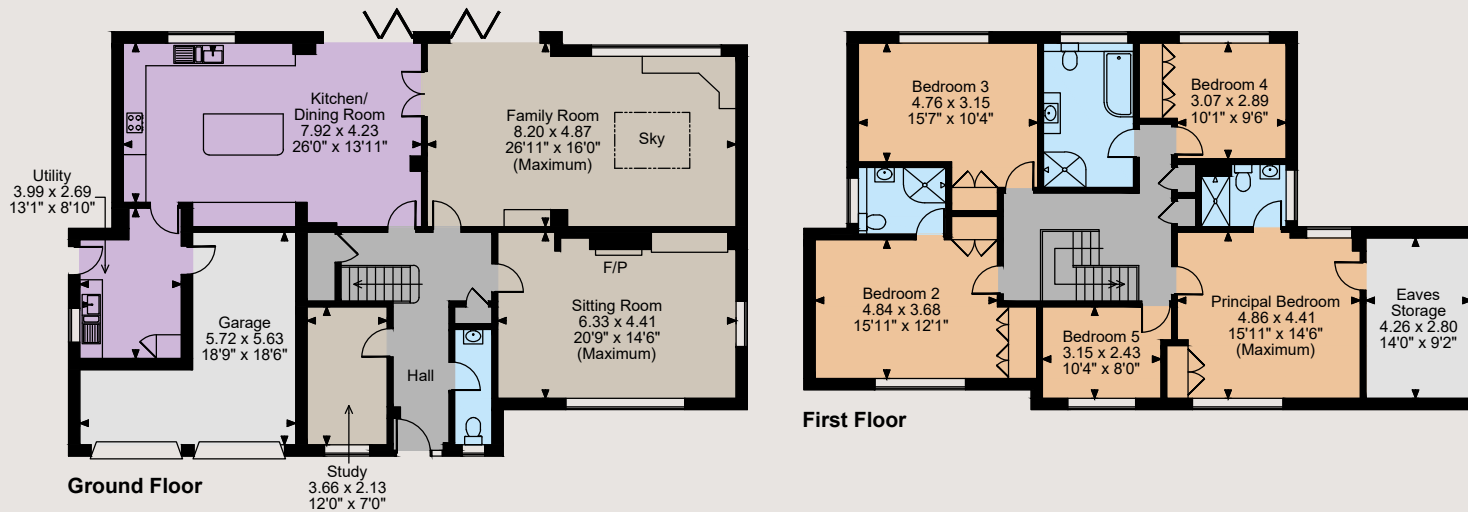
Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops.

The town is home to several outstanding state schools, with independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. 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.





Burywick, Harpenden
 Main House internal area 2,936 sq ft (273 sq m)
 Garage internal area 230 sq ft (21 sq m)
 Total internal area 3,166 sq ft (294 sq m)



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

From Strutt & Parker's Harpenden office on the left, head down the High Street and take the second exit at the roundabout to join St. Alban's Road. Continue straight ahead at two further roundabouts, and then about 3/4 mile after the second roundabout, turn right onto Beesonend Road. Follow the road to the right as it becomes Burywick, and then turn right, staying on Burywick. You will find the property on your right-hand side at the end of the cul-de-sac.

General

Local Authority: St Albans City & District
Services: All mains services are connected.
Council Tax: Band G
Tenure: Freehold
Offers in Excess of: £1,850,000

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

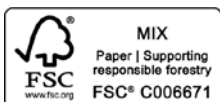
01582 764343

harpenden@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

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