



42 Cowper Road, Harpenden, Hertfordshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# 42 Cowper Road Harpenden AL5 5NG

A well-presented 5 bedroom family home in a highly convenient and sought-after central location close to the station

Harpenden High Street and station 0.4 mile (London St. Pancras International 24 minutes), St. Albans 5.0 miles, Welwyn Garden City 8.1 miles, M1 (Junction 9) 4.8 miles, London Luton Airport 6.7 miles, central London 34.5 miles

Storm porch | Reception hall | Sitting room  
Kitchen | Breakfast/family room | Dining room  
Cloakroom | Cellar | Principal bedroom with en suite shower room | 4 Further bedrooms  
Study | Family bathroom | Store area | Garden  
Resident permit parking | EPC rating D

## The property

42 Cowper Road is an appealing red brick period family home, sensitively extended to offer over 2,000 sq. ft. of flexible accommodation arranged over four floors and modernised to combine the amenities of modern living with retained features including sash windows, high ceilings, some original fireplaces and cast iron radiators. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming reception hall with feature tiled flooring and access to a useful cloakroom and comprises a spacious sitting room with large bay window, exposed wooden flooring and feature cast iron fireplace with inset woodburning stove flanked on each side by bespoke storage together with a dining room, also with feature fireplace and bespoke storage.

The ground floor accommodation is completed by a large part-vaulted kitchen/breakfast room with a range of bespoke wall and base units including a breakfast bar, wooden worktops and a Belfast sink and appliances, numerous sky

lanterns and French doors to the rear terrace flooding the whole area with natural light and also benefits from wet underfloor heating. The property also benefits from a useful cellar with sink, currently used as a utility room but suitable for a variety of uses.

On the first floor the property provides a generous principal bedroom with built-in storage and contemporary en suite shower room, two further well-proportioned bedrooms and a modern family bathroom with freestanding rolltop bath and separate walk-in shower. There are two remaining double bedrooms on the second floor, one of which is approached via the study area and has a separate toilet.

## Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached through a wrought iron gate over a paved path to the front door with rear access through the double doors to the side of the property. The enclosed rear garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a vegetable garden with raised beds, shed and paved seating area together with a block-paved terrace, ideal for al fresco dining.

## Location

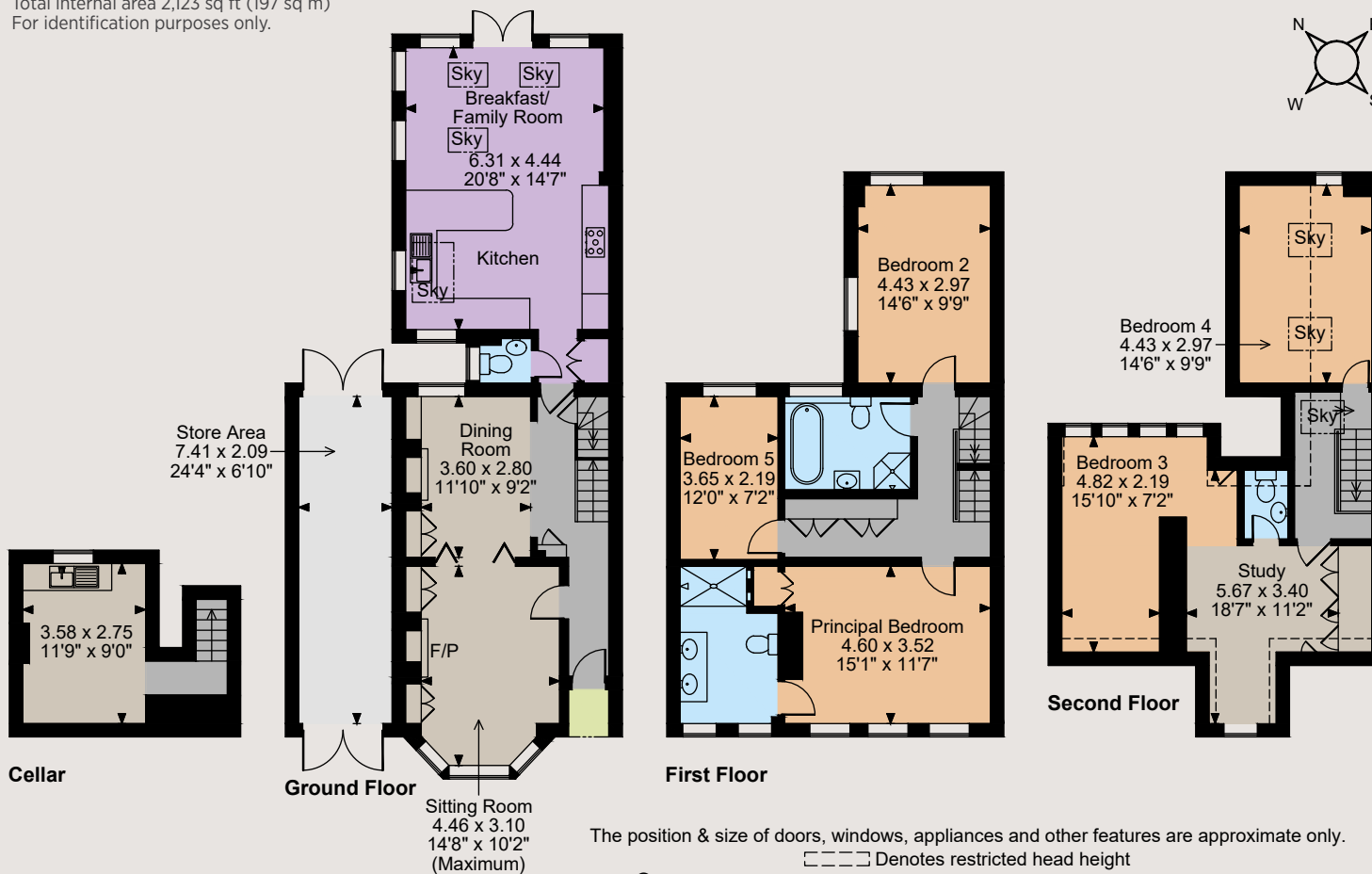
Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools, with 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.







Floorplans  
 Main House internal area 1,958 sq ft (182 sq m)  
 Walkway internal area 165 sq ft (15 sq m)  
 Total internal area 2,123 sq ft (197 sq m)  
 For identification purposes only.



### Directions

From Strutt & Parker's Harpenden office, head south on the High Street. At the mini roundabout turn left onto Station Road (B652), then after 0.3 mile turn right onto Cowper Road. The property can be found on the left-hand side.

### General

**Local Authority:** St. Albans City & District Council, +44 (0)1727 866100  
**Services:** Mains gas, electricity, water and drainage. Gas-fired central heating.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £1,295,000.00

### Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

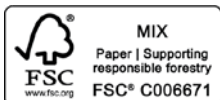
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