



Kirkdale Road
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached property in an excellent central location with huge potential subject to planning approvals.

This well-proportioned family home provides the prospective purchaser an ideal opportunity to create a stylish family home. The property benefits from a garage, 26 ft. external store, suitable for a variety of uses, and a generous garden. It is in a quiet cul de sac near to the high street and train station.



4 RECEPTION ROOMS



3/4 BEDROOMS



1 BATHROOMS



GARAGE & PARKING



0.72 ACRES



FREEHOLD



TOWN



2003 SQ FT



**GUIDE PRICE
£1,750,000**



The property

23 Kirkdale Road is a handsome detached family home offering more than 1,500 sq. ft. of light-filled, flexible accommodation arranged over two floors. In need of some cosmetic modernisation, the property in its current configuration flows from a panelled reception hall with useful storage a cloakroom and a door to a rear hall/sun room with French doors leading to the terrace. It provides four reception rooms—two with feature fireplaces, one with a door to the garden, and all configurable to the purchaser's own requirements. The kitchen has space for a neighbouring utility room, which has a door to the front aspect.

On the first floor a spacious landing with a door to a balcony overlooking the rear garden gives access to four good-sized bedrooms, two with built-in storage, and a family bathroom with separate neighbouring W.C.

Outside

Set behind mature hedging and trees and having plenty of kerb appeal, the property is approached over a driveway providing private parking and giving access through the garage with double doors opening to a detached 26 ft. store beyond. The enclosed garden to the side and rear, also in need of some maintenance, is laid mainly to areas of level lawn bordered by mature shrubs and trees and features a garden room and separate store, both attached to the house, together with numerous seating areas and paved terraces. The whole offers potential to create an ideal space for entertaining and al fresco dining.



Location

Kirkdale Road is a quiet cul de sac located within very easy reach of Harpenden's High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store, together with the town's excellent selection of restaurants, coffee shops and numerous independent shops. Good sporting and leisure facilities include a sports centre with indoor swimming pool and 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. Comprehensive shopping, service, leisure and educational amenities can also be found in St. Albans, Luton, Hemel Hempstead and Welwyn Garden City.

Communications links are excellent: Harpenden station (0.6 mile) offers services to London in less than 30 minutes and the M1 gives access to major regional centres and the motorway network. The town is home to a wide range of state primary and secondary schooling including St. Dominic Catholic Primary

School, Wood End School, Crabtree Infants' and Junior Schools, Roundwood Park, St. George's and Sir John Lawes with independent schools nearby including St. Hilda's, The King's and Aldwickbury.

Nearby Schools

- St. Nicholas CofE VA Primary School
- St. Hilda's School
- Harpenden Academy
- St. George's School
- St. Dominic Catholic Primary School
- The King's School
- The Lea Primary School and Nursery
- Manland Primary School
- Roundwood Primary School
- Roundwood Park School
- Sir John Lawes School
- Crabtree Junior School
- Crabtree Infants' School
- Wood End School



Distances

- Harpenden High Street 0.1 mile
- M1 (Jct. 9) 4.0 miles
- St. Albans 5.1 miles
- London Luton Airport 6.3 miles
- Hemel Hempstead 8.1 miles
- Welwyn Garden City 8.4 miles
- Watford 14.0 miles
- Central London 33.2 miles
- London Heathrow Airport 35.2 miles

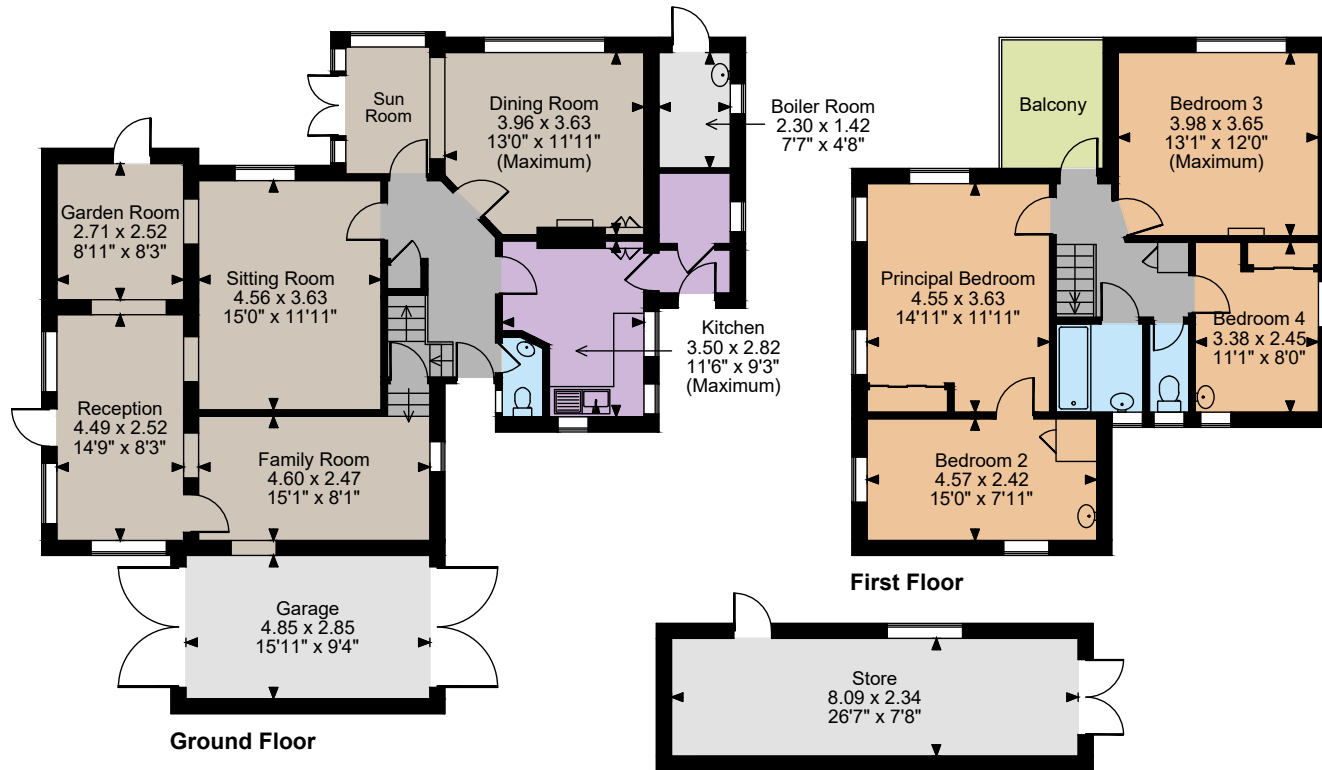
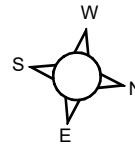
Nearby Stations

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

Key Locations

- Harpenden Common
- Batford Springs Nature Reserve
- Harpenden Farmers' Market
- East Hyde Park
- 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





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

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Floorplans

Main House internal area 1,541 sq ft (143 sq m)

Garage internal area 149 sq ft (14 sq m)

Outbuilding internal area 313 sq ft (29 sq m)

Balcony external area 59 sq ft (6 sq m)

Total internal area 2,003 sq ft (186 sq m)

For identification purposes only.

Directions

AL5 2PT

///What3words: term.skill.slap - brings you to the driveway

General

Local Authority: St. Albans City and District Council, +44 (0)1727 866100

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

Council Tax: Band G

Services: Mains gas, electricity, water and drainage. Centrally heated.

EPC Rating: E

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

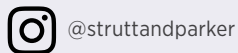
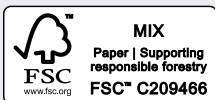
Harpenden

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