



CGI

7 Osprey Close, Harpenden, Hertfordshire

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BNP PARIBAS GROUP 

7 Osprey Close Wood End Road, Harpenden, Hertfordshire, AL5 3FA

A contemporary property to be built by renowned local builders Jarvis Homes.

Location

Osprey Close is a quiet private cul de sac situated in the popular Roundwood/Wood End area of Harpenden, ideally located a short distance from both Roundwood and Wood End schools, with Ofsted Outstanding in all areas report 2023/24.

Town centre approximately 1.5 mi. Harpenden station to St Pancras International 27 mins, St Albans 5 mi, Welwyn Garden City 8 mi, A1(M) 7 mi, M1 (J9) 2.5 mi, London Luton International Airport 5 mi, central London 28 mi.

Accommodation

Reception hallway | Kitchen/family/dining room
Cloakroom | Utility | Principal bedroom with en suite | Bedroom 2 with en suite | 2 Further bedrooms | Family bathroom | Integrated garage | Garden | EPC: Predicted 'B'

The properties

- Electric air source heat pump
- Solar panels
- 10 year NHBC structural warranty
- Garage and double width driveway
- Stunning fitted kitchen by Daniel Ramsay with integrated Siemens appliances and Quooker Tap
- Light open plan kitchen/family/dining area with 2 sets of bifold doors
- Dedicated living room
- 4 Double bedrooms
- 3 Luxury bath/ shower rooms

Outside

The rear garden will be laid to lawn with a patio area accessed from the kitchen/family/dining room.

General

Local Authority: St Albans District Council

Services: Electric, water, drainage and ultra fast broadband connected.

Council Tax: TBA

Tenure: Freehold

Guide Price: £1,595,000



Osprey Close, Harpenden

ILLUSTRATIVE ONLY

PREVIOUSLY COMPLETED
DEVELOPMENT



Image of other property in Osprey Close



Image of other property in Osprey Close

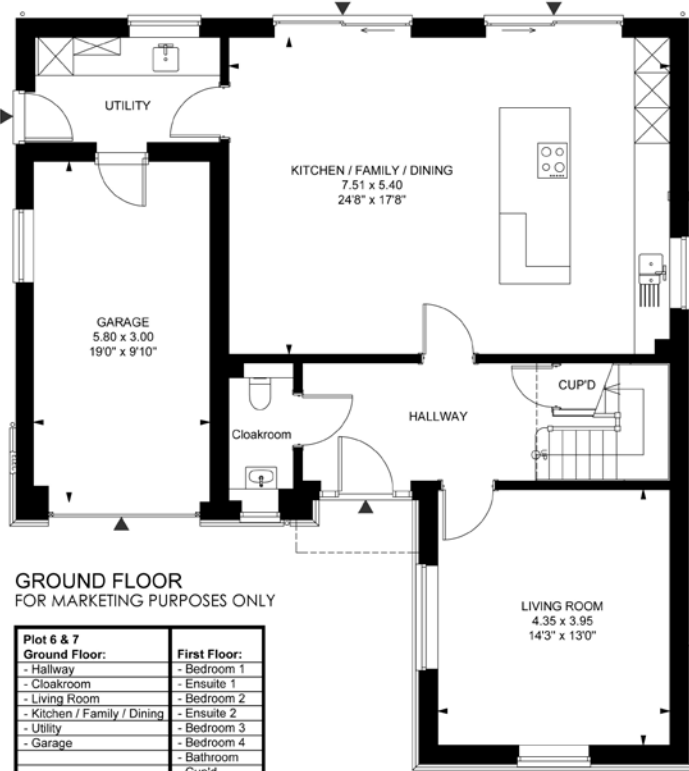


Image of other property in Osprey Close



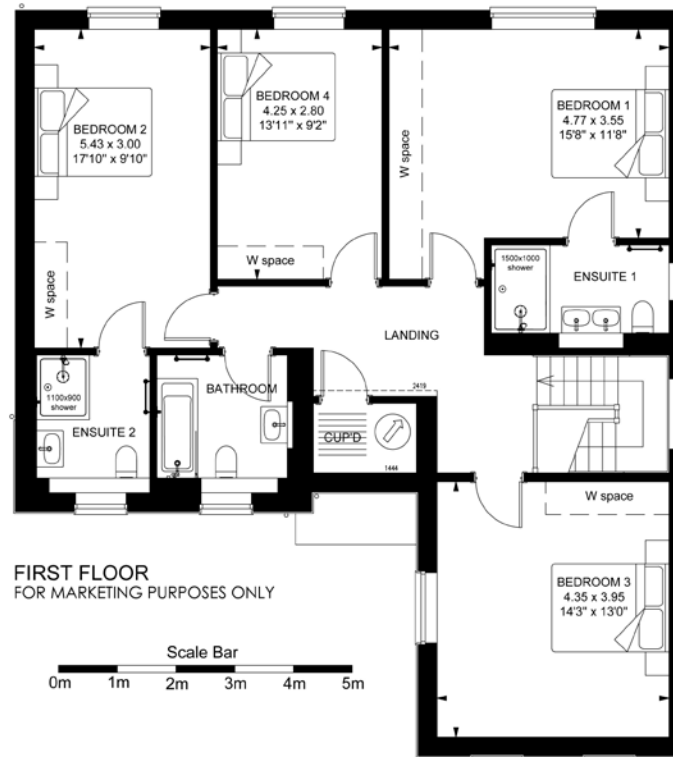
Image of other property in Osprey Close

Plot 6 & 7 Osprey Close, Harpenden

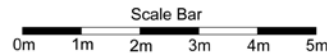


GROUND FLOOR
FOR MARKETING PURPOSES ONLY

Plot 6 & 7	
Ground Floor:	First Floor:
- Hallway	- Bedroom 1
- Cloakroom	- Ensuite 1
- Living Room	- Bedroom 2
- Kitchen / Family / Dining	- Ensuite 2
- Utility	- Bedroom 3
- Garage	- Bedroom 4
	- Bathroom
	- Cup'd
GIA: 202m ² /2174ft ² including garage	



FIRST FLOOR
FOR MARKETING PURPOSES ONLY



Directions

With the office of Strutt & Parker on your right, proceed in a northerly direction turning left at the second set of traffic lights into Roundwood Lane. After just over 1/4 mile turn right into Wood End Road. Osprey Close is the second turning on the right, immediately after number 21 Wood End Road.

Harpenden

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Over 45 offices across England and Scotland, including Prime Central London

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