



134 Topstreet Way  
Harpenden, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An appealing semi-detached family home with a delightful garden within easy reach of amenities.

The property offers classic comfort, with light and airy accommodation arranged over two floors and features period characteristics which add to the charm of the living environment. Topstreet Way is a popular residential setting providing access to amenities in both Southdown and Harpenden, as well as to the mainline railway station and proximity to excellent schools.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**1,363 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

The charming early 20th century architecture is reflected in the curved bay window protrusions and arched entrance portal at the front, with the interiors displaying retained picture rails and internal doors featuring the vintage 1-over-3 panel design. The building's structure has been enhanced creating a living environment ideally-suited to modern lifestyles. On crossing the threshold, the honey-toned wood flooring creates a warm welcome and extends from the reception hallway into the two interlinked reception areas. These versatile spaces both feature fireplace focal points, with the front aspect room currently designated as a formal dining room. This room enjoys the enhanced illumination of the bay window alcove and includes recessed fitted storage to either side of the chimney.

Glazed double doors connect to the adjoining sitting room allowing a spacious, convivial reception area for entertaining whilst open, and two comfortable defined spaces when closed. French doors flanked by double-height windows and skylight apertures allow natural

light to flood inside the sitting room, along with an easy transition to the garden terrace.

The kitchen/breakfast room is a bright and airy space with a part-vaulted ceiling and a skylight window, as well as glazed doors to the rear garden. Fitted with contemporary wall and base level cabinetry, the kitchen is neatly designed with ancillary space provided by the adjoining utility room.

On the first floor there are three rooms and a well-appointed family bathroom with shower over the bath-tub and featuring blue mosaic decorative tiling to the walls and floor. The principal bedroom benefits from the bay window projection ensuring a light-filled retreat with stripped wooden flooring and wardrobe storage.



## Outside

A low-level brick wall borders the pavement at the front, with brick pillars marking the access onto a driveway of pavers which provides parking and leads to the integral garage. Paved terracing spans the back of the house offering opportunities for al fresco dining, entertaining and relaxation whilst enjoying the sunny southerly aspect. A series of steps leads down to a pathway which offers a meander through the pretty garden, with features including timber pergola frameworks and trellising creating partition; areas of lawn; planted beds with mature shrubs and perennial plants, and gravelled garden areas.

## Location

The property occupies a popular residential setting on the southern fringes of Harpenden. A thriving High Street provides a comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store, as well as an excellent selection of restaurants, coffee shops and independent shops. 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. Commuters have access to regular train services to London St Pancras, Brighton, Luton and Bedford, whilst road-users are within easy reach of the A1 and M1 for onward journeys. Well-regarded schooling in both the state and independent sectors is available in the vicinity.



## Distances

- Harpenden town centre 1 mile
- St Albans 4.5 miles
- Welwyn Garden City 7 miles

## Nearby Stations

- Harpenden railway station
- St Albans railway station
- St Albans Abbey railway station

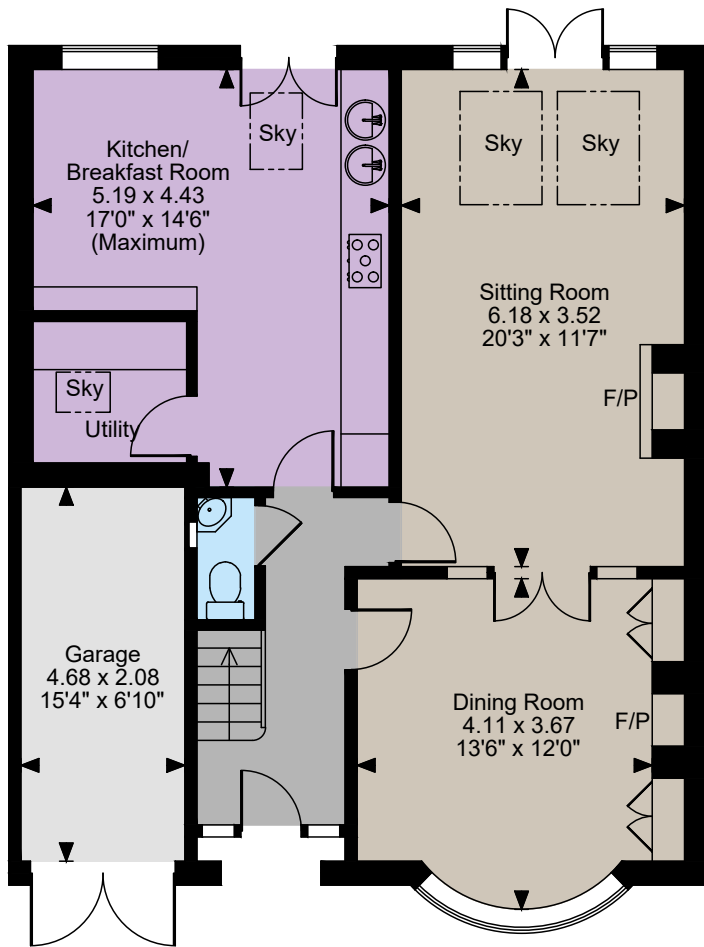
## Key Locations

- Harpenden Common
- Heartwood Forest
- St Albans (historic cathedral city)
- Whipsnade Zoo
- Chilterns National Landscape
- Luton Airport

## Nearby Schools

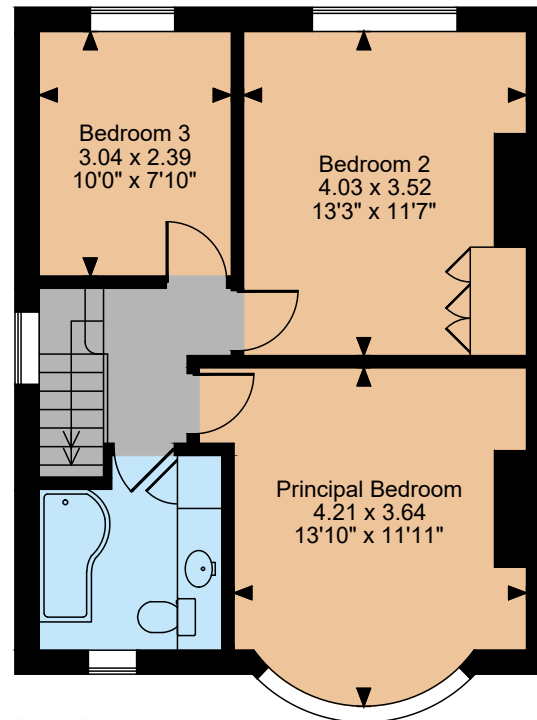
- Crabtree Infant & Junior School
- The Grove School
- High Beeches Primary School
- The King's School
- St Hilda's School
- St George's School
- Harpenden Academy
- Beechwood Park
- St Albans High School
- St Albans Boys School
- Aldwickbury Prep School



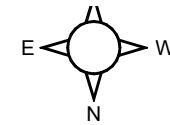


**Ground Floor**

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



**First Floor**



## Floorplans

House internal area 1,261 sq ft (117 sq m)

Garage internal area 102 sq ft (9 sq m)

Total internal area 1,363 sq ft (127 sq m)

For identification purposes only.

## Directions

AL5 5TS

///What3words: blog.arts.wisdom - brings you to the driveway

## General

Local Authority: St Albans District Council

Services: Mains drainage, electricity, gas central heating and water

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

Council Tax: E

EPC Rating: E

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

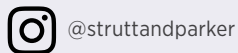
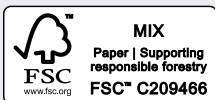
## Harpenden

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