



2 Walkers Close, Harpenden, Hertfordshire,

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

2 Walkers Close Harpenden, Hertfordshire, AL5 1QJ

A charming, detached home with excellent communication links and nearby town amenities.

Harpenden station 1 mile (London St Pancras International 24 minutes), M1 (Jct 9) 3.8 miles, St Albans 4.4 miles, Welwyn Garden City 7.4 miles, London Luton Airport 7.6 miles, London Heathrow Airport 36 miles, Central London 33 miles

Porch | Sitting room | Dining room
Conservatory | Kitchen/breakfast room
2 Bedrooms | Loft room/Study | Family bathroom | Garage | Garden | EPC rating D

The property

2 Walkers Close offers 1270 sq. ft of well-proportioned accommodation, much of which is arranged over a single storey. Neutral décor promotes an ambience of calm, with the interiors providing interlinking reception areas which create a relaxed and convivial living environment. The distinctive, angled porch offers a spot to store outdoor wear with part-glazed double doors opening into a formal dining room which connects to the adjoining sitting room. Centred around an attractive stone fireplace, this congenial space enjoys enhanced illumination courtesy of the bay window recess. Offering ample space for informal dining and a niche area for a desk, the kitchen/breakfast room features wood-fronted cabinetry and benefits from the natural light which floods into the adjoining conservatory. A green outlook and a route to the outside can be enjoyed in the bright garden room setting which offers an alternative space for downtime.

The inner hall gives access to two ground floor bedrooms, with the principal room offering fitted wardrobe storage. Adjacent is a family bathroom with modern fixtures providing a bath-tub and a separate shower cubicle. A staircase rises to a versatile-use room at the top of the home, with part-vaulted ceiling and access to extensive eaves storage.

Outside

A low-level wall fronts the pavement with a vehicular driveway to one side leading to the garage, and a paved access to the entrance portal on the opposite periphery. Wrought-iron gates to each margin at the frontage provide routes to reach the garden at the rear, where the easterly aspect offers the perfect setting to relax and enjoy a morning coffee. There are areas of lawn beyond the paved terrace which are bisected by a pathway providing a meander across the plot and through a decorative archway. Trees beyond the far margin create a sense of shelter and privacy, and a designated vegetable garden to one corner offers a spot for cultivation.

Location

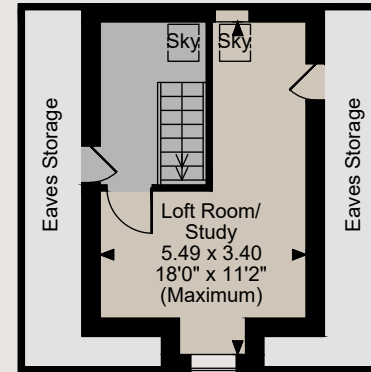
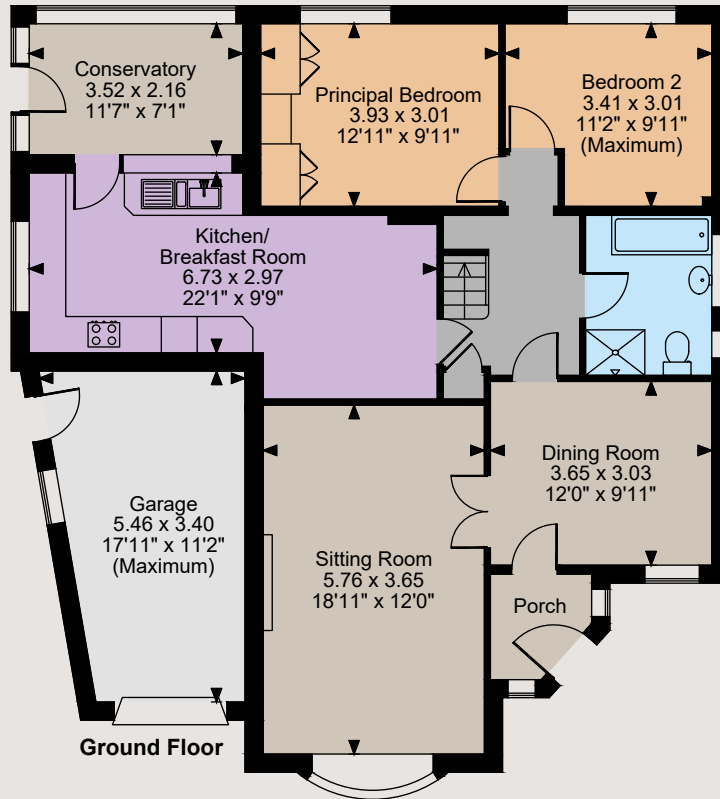
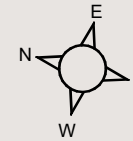
Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools, with 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. The property is within easy reach of Harpenden Common offering 233 acres of natural amenity, whilst cycling, riding and walking can also be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.





Floorplans
 Main House internal area 1,270 sq ft (118 sq m)
 Garage internal area 172 sq ft (16 sq m)
 Total internal area 1,442 sq ft (134 sq m)

For identification purposes only.



First Floor

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

From Strutt & Parker's Harpenden office, turn left onto the High Street and follow the A1081. At the 3rd roundabout, take the 1st exit onto Walkers Road. The 2nd road on the left is Walkers Close where the property will be found immediately on the right.

General

Local Authority: St Albans District Council
Services: Electricity, gas, mains water and drainage.
Council Tax: F
Tenure: Freehold
Guide Price: £750,000

Harpenden

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Over 50 offices across England and Scotland, including Prime Central London

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