



Fallows Green, Harpenden, Hertfordshire, AL5 | Guide Price £2,250,000 Freehold

 4 Bedrooms  4 Bath/Shower Rooms  3 Reception Rooms  Garage & Driveway  Private Garden

 EPC Band D  Council Band: G – £4,096.96 2026/2027  St Albans District Council

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Fallows Green, Harpenden, Hertfordshire, AL5

Impeccably presented four-bedroom family home on a sought-after private road, with a 100ft garden, versatile garden room and easy access to schools, town centre and station. No onward chain.

- Four-bedroom detached family home
- Highly sought-after private road
- Beautifully presented throughout
- Approximately 2,537 sq ft of accommodation
- Newly fitted ground-floor shower room
- Recently installed herringbone flooring
- Spacious reception and living accommodation

Description

Rarely available on one of Harpenden's most sought-after private roads, this impressive four-bedroom family home is ideally positioned for the town's outstanding local schooling, with both primary and secondary schools within easy reach. The property is also just a short walk from Harpenden town centre and the mainline railway station, making it ideally placed for both family life and commuting. Beautifully presented throughout, the house has been comprehensively updated and is ready to move straight into.

The ground floor offers a superb layout for modern family living, with a welcoming entrance hall leading to a generous dining room, spacious lounge, separate study and well-appointed kitchen. Recent improvements include newly laid herringbone flooring, replacement French doors, a recently installed remote controlled garage door, comprehensive redecoration and a newly fitted ground-floor shower room. Upstairs are four well-proportioned bedrooms and three bathrooms, including a generous principal bedroom suite with dressing area and ensuite shower room. The accommodation provides excellent flexibility for family life, entertaining and working from home, with further potential to extend the internal footprint, subject to the necessary consents, with plans having previously been approved.

Externally, the property benefits from a generous carriage driveway and sizeable garage, while the extensive rear garden extends to approximately 100 ft and is predominantly laid to lawn, with extensive patio areas, mature trees and shrubs, established planting and well-stocked borders. A useful garden room provides an excellent additional space for a home office, gym or hobbies room. Combining generous accommodation, exceptional presentation, attractive gardens and an enviable position, this is a superb opportunity to acquire a beautifully finished family home in one of Harpenden's most desirable locations.



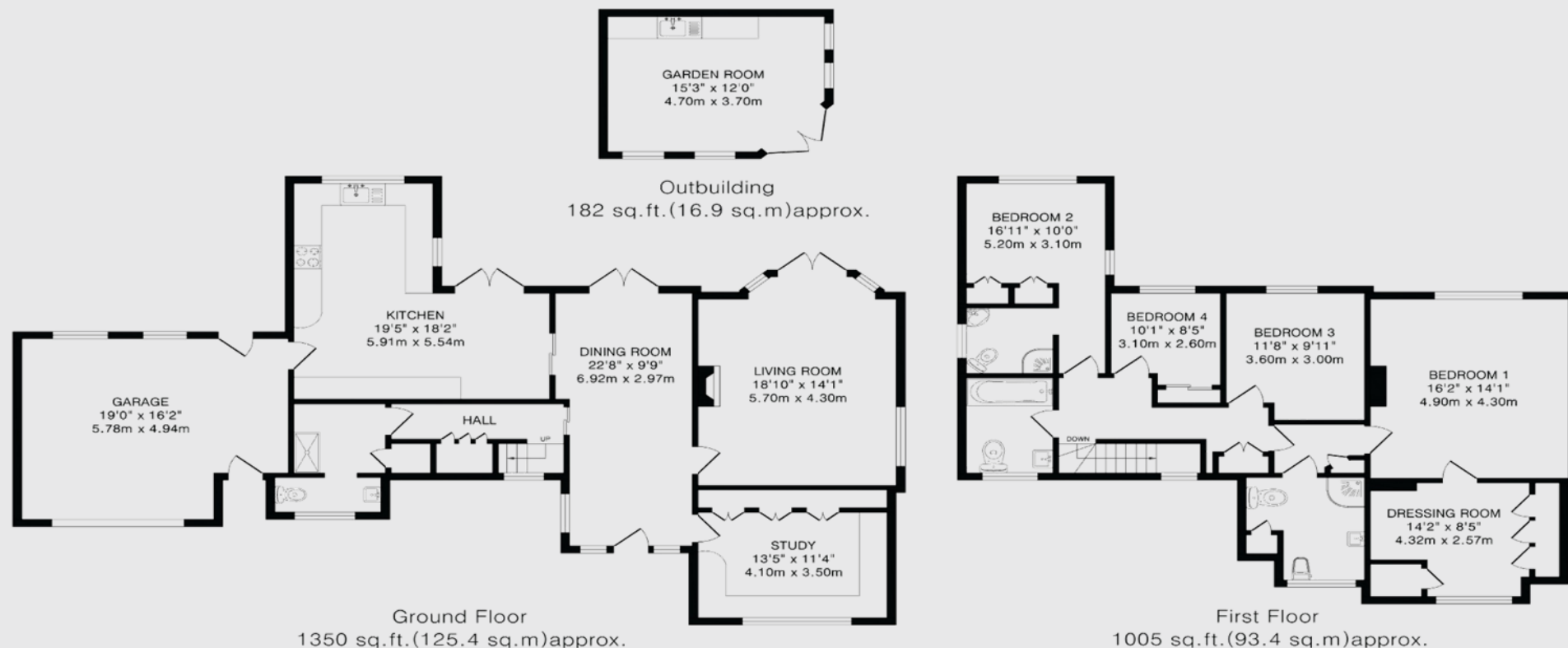
Location

Fallows Green is an exclusive private road located just off Ox Lane, centrally located within the town the area fuses a charming assortment of characterful homes from all the epochs of Harpenden's development and just a short walk from the town centre. Harpenden's reputation for quality schooling is one of the many major draws for the town, and the renowned Manland, St Georges and Sir John Lawes Schools are all within a five minute walk. Within a short walk is the Thameslink rail line direct into St Pancras International in under 27 minutes.









TOTAL FLOOR AREA: 2537 sq.ft. (235.7 sq.m) approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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