

 6 Bedrooms

 3 Bath/Shower Room + WC

 3 Reception Rooms

 Garage & Off Street

 Private Garden

 EPC Band D

Council Tax
Band: G
£4,096.96 2026/2027

Local Authority
St Albans District Council


TOWN | COUNTRY | EQUESTRIAN



Moreton Avenue, Harpenden, Hertfordshire, AL5
Guide Price £2,000,000.00 Freehold

Moreton Avenue, Harpenden, Hertfordshire, AL5

Impressive six-bedroom detached home, extended and refurbished, in Harpenden's sought-after Avenues, close to schools, town centre and station.

Description

The ground floor is centred around a superb open-plan kitchen, dining and family room spanning the rear of the house, providing an exceptional space for modern family life and entertaining. The stylish kitchen incorporates a large L-shaped island and integrated Neff appliances, with the adjoining conservatory-style area flooding the space with natural light and offering views over the garden. A separate utility room provides access to the integral garage and side passage, whilst the ground floor also includes a generous family room, cloakroom and substantial sitting room, again featuring black Crittall-style doors and a strong connection with the garden. The first floor provides four well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom, whilst the second floor offers two further bedrooms or flexible reception spaces, including an impressive suite with dressing area and en suite bathroom. Extensive eaves storage further enhances the practicality of the accommodation.

Outside, the rear garden has been recently landscaped and provides an attractive and low-maintenance setting, with a new patio immediately adjoining the house, a newly turfed lawn and a useful garden shed. The garden offers an ideal space for outdoor dining, entertaining and family life, with a further patio area positioned to capture the evening sun. To the front, a substantial driveway provides parking for several vehicles alongside the integral garage, which benefits from an electric vehicle charging point. The house occupies an enviable position within the Avenues, one of Harpenden's most sought-after residential areas, with the town's excellent range of shops, boutiques, restaurants and cafés close at hand. Harpenden railway station is approximately one mile away, providing fast and frequent services to St Pancras International, whilst the town is renowned for its excellent choice of both state and independent schools. Combining substantial accommodation, a highly desirable location and an extensive programme of recent works, this is a truly impressive family home.

Location

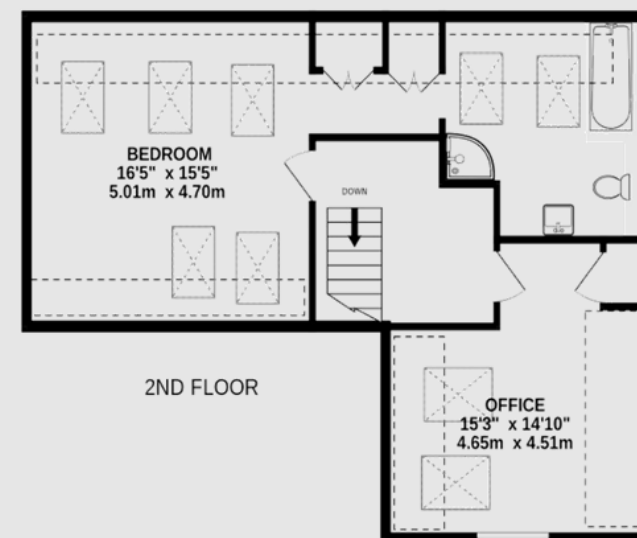
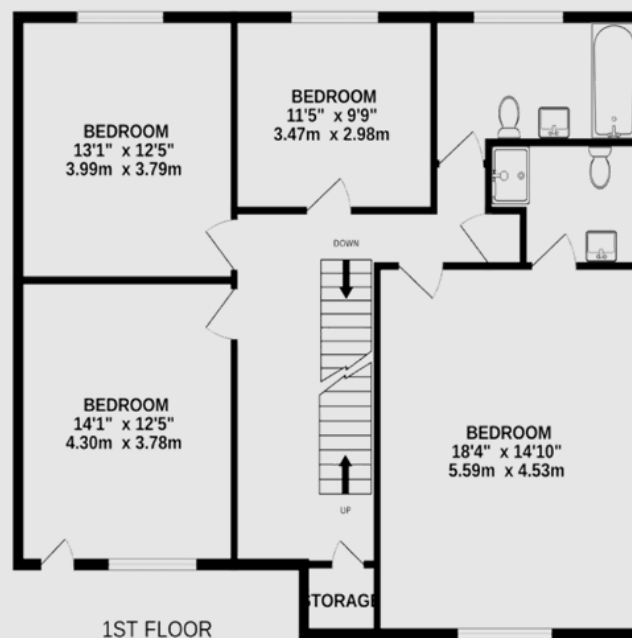
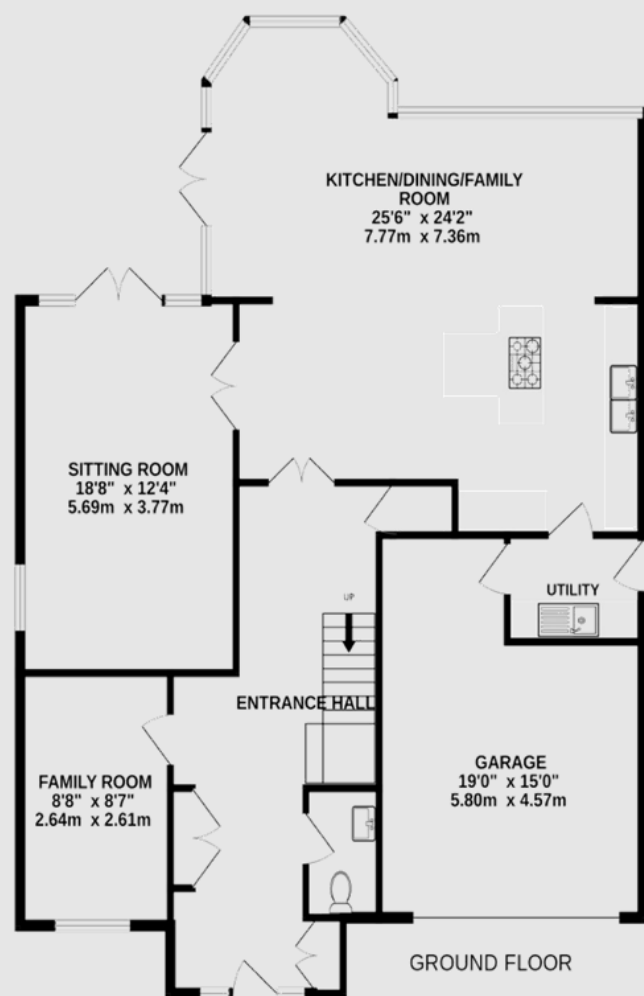
Moreton Avenue is an enviable location situated in the heart of Harpenden's renowned 'Avenues'. The road is characterised by a quality and aesthetic appeal that mixes the buildings of the Edwardian Era with a blend of some quality work from later building periods. The wide road and peaceful environment are complimented by a wonderful convenience for living; Roundwood Park school is within a short stroll of the front door and the High Street and station (direct to St Pancras International in 25 minutes) are both within walking distance.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 3300sq.ft. (306.6 sq.m.) approx.

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