
 3 Bedrooms

 1 Bath/Shower Room

 2 Reception Rooms

 Parking

 Private Garden

 EPC Band C

Council Tax  
Band: D £2,229.54  
April 24/March 25  
Local Authority  
St Albans District Council

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**Whitings Close, Harpenden, AL5 5HH**  
**Guide Price £500,000 Freehold**



## Whittings Close, Harpenden

A three bedroom mid terrace family home, in quiet cul de sac and walking distance to excellent primary and secondary schooling as well as open countryside.

🏡 Mid Terraced Three Bedroom House

🏡 Gated Access to Parking

🏡 Quiet Cul De Sac Location

🏡 Catchment to Excellent Schooling, Walking to Primary & Secondary Schools

🏡 1.4 Miles to Harpenden Station

🏡 Conservatory & Greenhouse

🏡 6.2 Miles to Luton Airport

### Description

This bright airy and spacious family home enjoys a peaceful position close to extremely popular schooling, open countryside and shopping facilities.

Arranged over two floors the accommodation briefly comprises three good sized bedrooms and family bathroom.

Downstairs is a frontal aspect sitting room and fully fitted kitchen/dining room with a range of built in appliances to include an automatic washing machine, gas hob, electric fan assisted oven, extractor fan and microwave oven. There is also a central island breakfast bar with power, Karndean flooring and utility room.

The glazed conservatory has wood effect flooring and French doors which lead to the secluded garden which boasts a paved patio with the remainder being laid to lawn and surrounded by mature hedgerow, flower and shrub borders and greenhouse.

Gated access at the rear leads to residents parking.

### Location

Whittings Close is in a charming position on the Eastern side of Harpenden approximately a mile from the High Street and mainline station (direct to St Pancras International in under 30 minutes). If schools are on the agenda there are few locations to rival this, Sir John Lawes is a short walk away as is the renowned Katherin Warington School. Within a short stroll is the Tesco garage for everyday convenience, a Co-Op is also nearby and the delights of the Lea Valley nature reserve and local woodlands are literally on the doorstep. A location that will suit every stage of life.



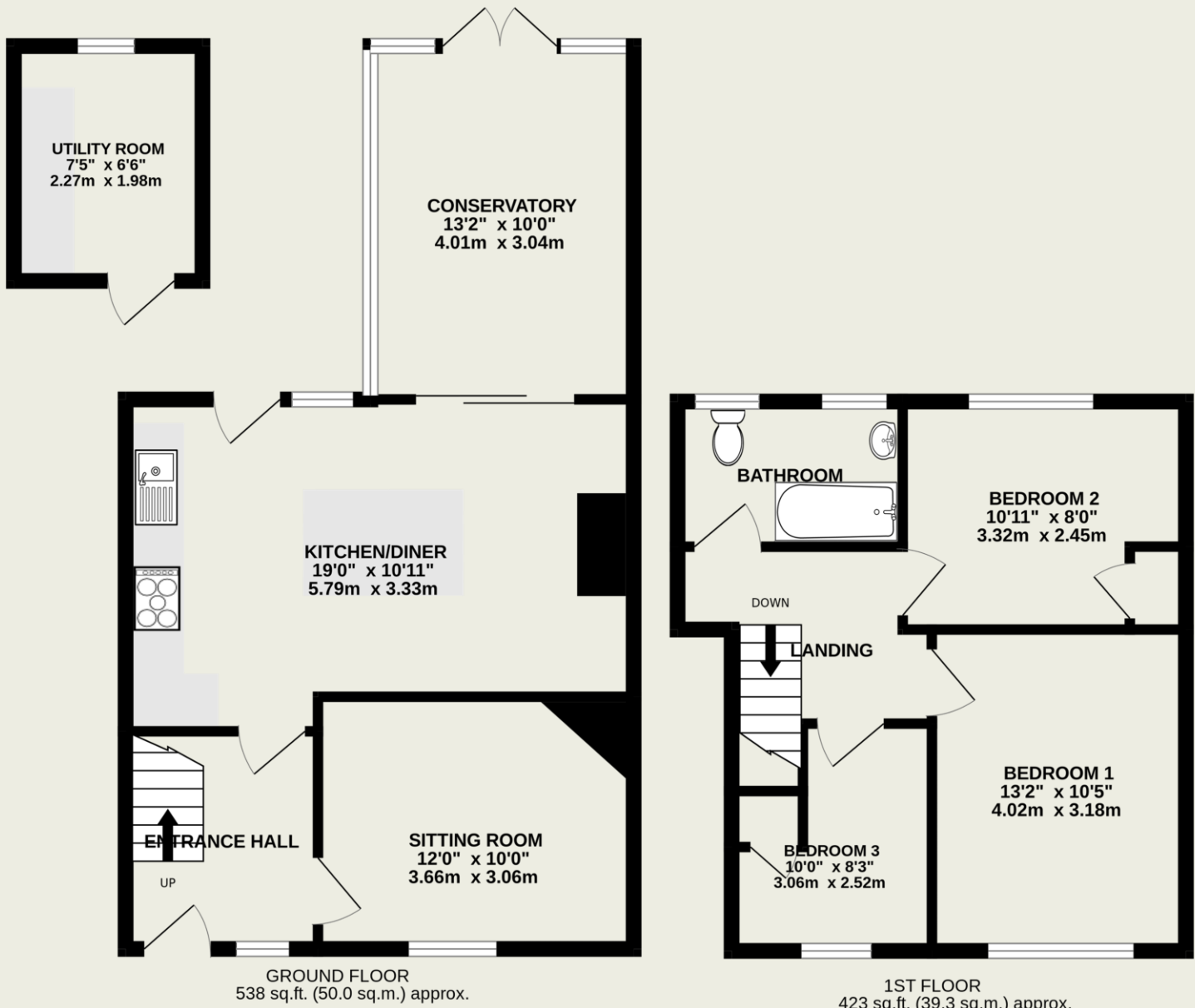




**Important Information**

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TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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