




-  5 Bedrooms
-  3 Bath/Shower Rooms
-  4 Reception Rooms
-  Garage
-  Private Garden
-  EPC Band E

Council Tax
Band: G £3,715.90
April 24/March 25
Local Authority
St Albans District Council

The 
Collection
TOWN | COUNTRY | EQUESTRIAN



Browning Road, Harpenden, AL5 4TR
Guide Price £2,150,000 Freehold

Browning Road, Harpenden

A spacious five bedroom character home situated in this charming central setting that has been lovingly adapted by the current owners to produce a home to suit the demands of a growing family.

Description

The accommodation provided by this magnificent home is ideally arranged over two floors, there are five bedrooms in all with en-suites serving both the principal bedroom and guest bedroom and a family bathroom to serve the other three bedrooms all intelligently arranged off a central landing.

Downstairs the versatile living arrangement provides a lounge, a separate family room that both present views of this characterful street scene. There is a separate dining room, a generous study, a utility room and a spacious kitchen breakfast room to complete the downstairs. The arrangement of space provides a wonderful versatility for a range of different uses. The grounds to the front are neatly maintained with a large driveway and a garage for storage. The rear garden extends approximately 90' and features a well maintained lawn with mature hedging and trees providing a high degree of privacy. There is a garden room to the rear to complete this magnificent family home.

Location

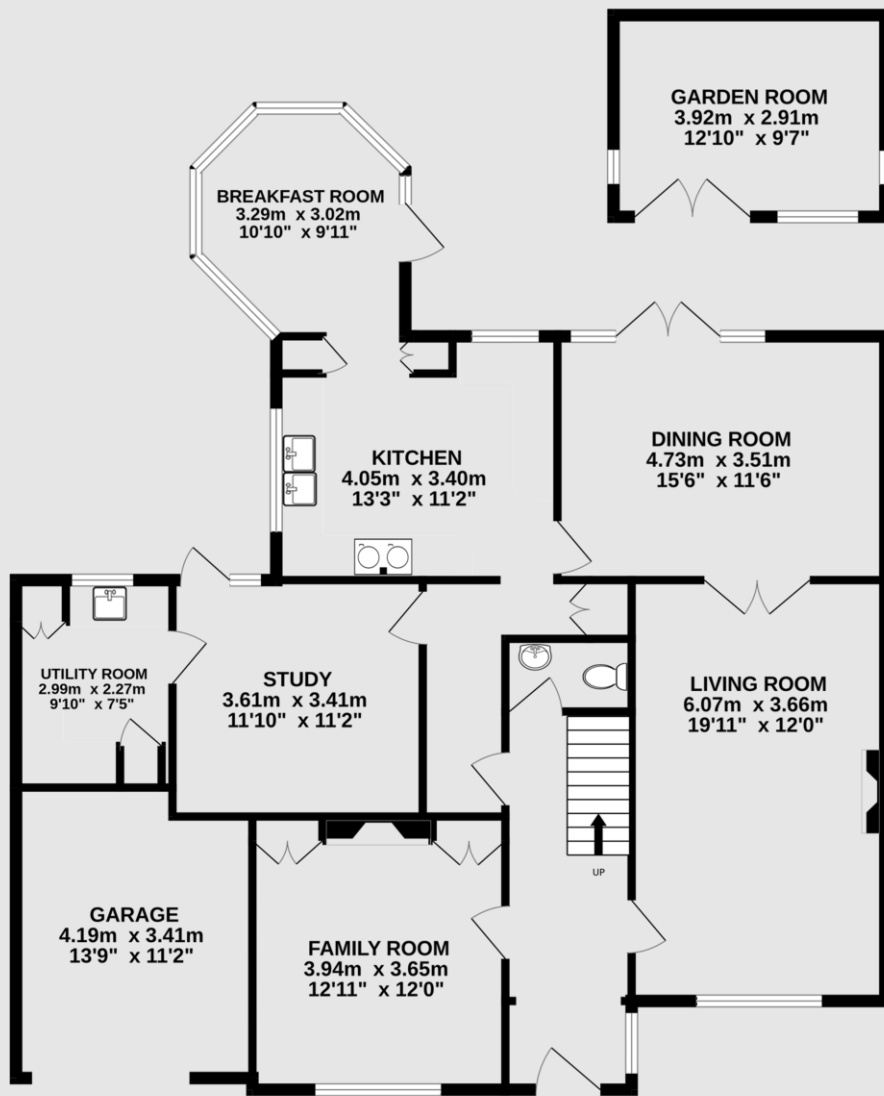
Browning Road, Elliswick and Connaught Roads form "The Elliswick Estate" which was sold to Jarvis in 1923. This land had previously been two arable fields known as "Ellis Wick" and "Verman Sands" with a combined area of 18 acres, which had for many years belonged to the Pym family. Less than half a mile to Harpenden's mainline station providing access to Kings Cross St Pancras in less than 30 minutes, this is an exceptionally quiet neighbourhood. The home is also ideally located for Harpenden's abundant riches for schooling, Sir John Lawes Secondary School, Manland JMI and Crabtree are both within a few minutes walk of the house and St Georges is also within a short stroll. The open spaces of the Lea valley nature reserve are close by with a fine park and charming walks down both the river and the public footpath that was once the Swan Line railway. A wonderful setting for family life!



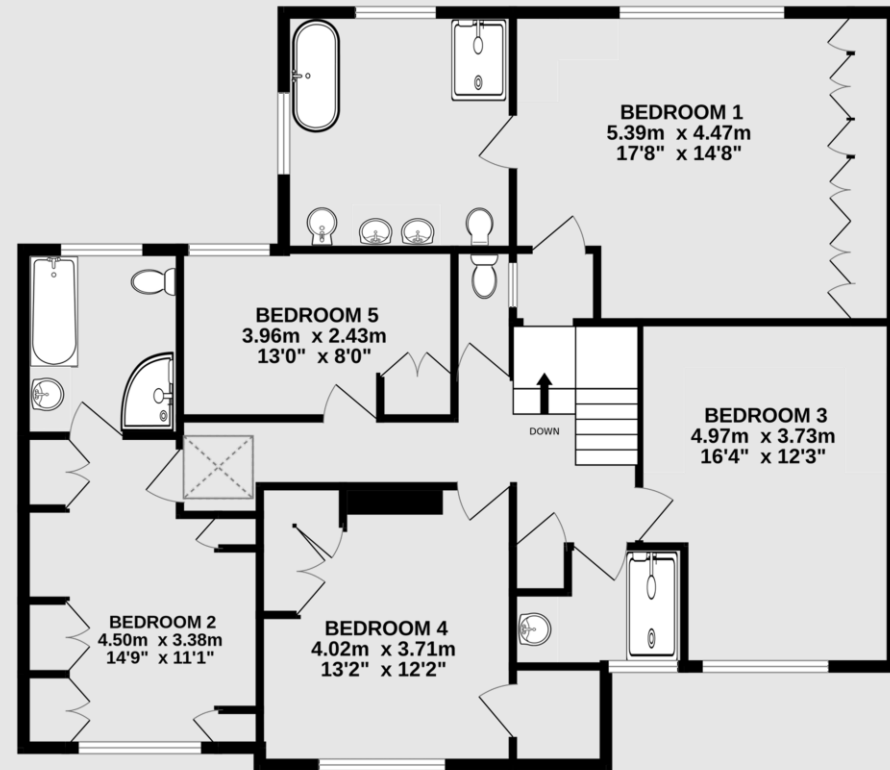


Important Information

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GROUND FLOOR
136.8 sq.m. (1473 sq.ft.) approx.



1ST FLOOR
116.0 sq.m. (1249 sq.ft.) approx.

TOTAL FLOOR AREA : 252.8 sq.m. (2722 sq.ft.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.