



 3 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Off Street Parking

 Private Garden

 EPC Band C

Council Tax  
Band: E £2,725.00  
April 24/March 25  
Local Authority  
St Albans District Council

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West Way, Harpenden, AL5 4RD  
Guide Price £825,000 Freehold



## West Way, Harpenden

A superbly presented three bedroom detached family home located within a peaceful position close to popular schooling and local shops.

### Description

This charming detached family home occupies a wonderful peaceful position close to amenities and excellent schooling.

The bright, airy and spacious accommodation is very well presented and includes two generous bedrooms and family bathroom on the first floor, downstairs Jack and Jill shower room serving bedroom 3/office, good sized rear aspect living room with exposed timber flooring and French doors to the garden.

The fully fitted kitchen boasts a range of base and wall mounted storage units, a walk in larder cupboard, integrated appliances to include a built in four burner gas hob, electric fan assisted oven, extractor fan and dishwasher,

The Southerly aspect rear gardens comprise a block paved entertaining patio with the remainder being laid to lawn and surrounded by mature shrubs and timber panelled fencing.

### Location

West Way is a marvellous location offering a pleasant assortment of homes. Approximately half a mile to Harpenden's mainline station providing access to Kings Cross St Pancras in less than 30 minutes. The home is also ideally located for Harpenden's abundant riches for schooling: Sir John Lawes Secondary School and Manland JMI are both within a few minutes' walk of the house and St George's and Katherine Warington are also a short stroll away. 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!



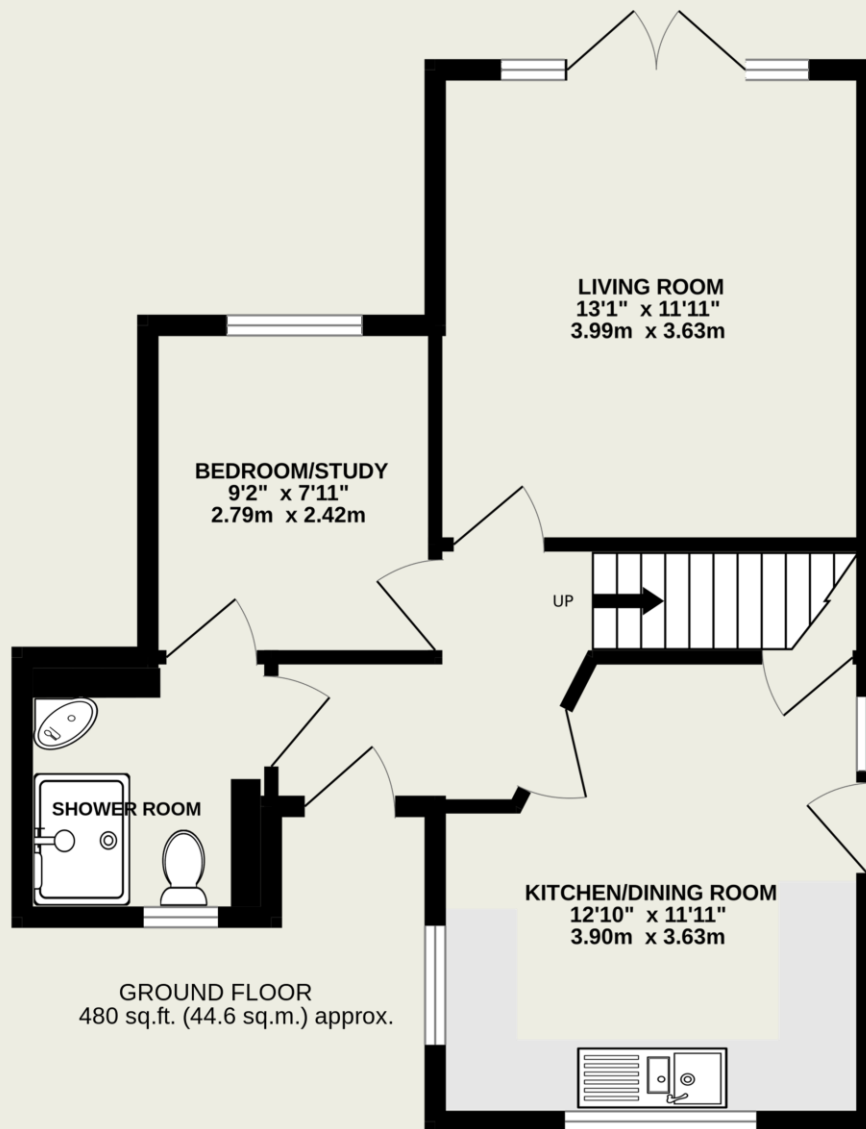




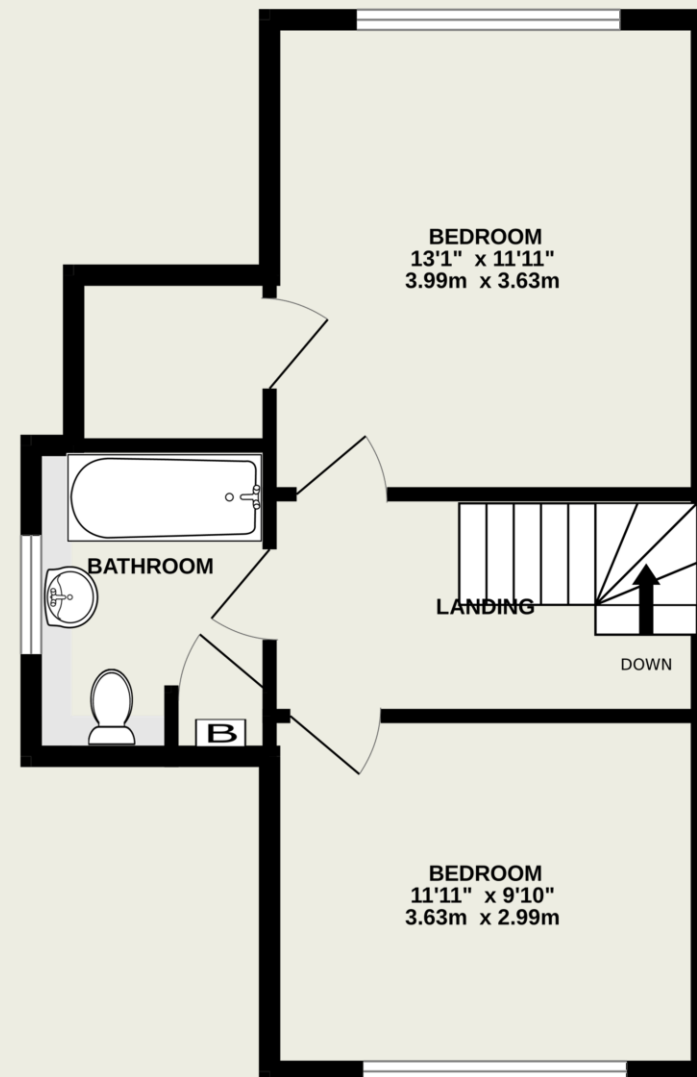
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**GROUND FLOOR**  
480 sq.ft. (44.6 sq.m.) approx.



**1ST FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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.