



5 Bedrooms



4 Bath/Shower Rooms



4 Reception Rooms



Garage & Off-Street Parking



60ft



EPC Band D

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

The
Collection
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Long Buftlers, Harpenden, AL5 1JF
Asking Price £1,900,000 Freehold

Long Buftlers, Harpenden

An exciting opportunity to purchase this detached family home which is a stunning reimagining of the original home, created by the current owners with extraordinary light and space in mind.

Description

Constructed to an exceptional standard and presented in new home condition, this five bedroom detached family home is imaginatively designed and fully takes advantage of the light and space available with vaulted ceilings and generous room sizes. Located on a corner plot in this sought after residential road the house is located a stones throw from open countryside and has easy access to Harpenden with excellent rail links to London (Kings Cross St Pancras).

The accommodation comprises a generous entrance hallway with cloakroom and stairs to first floor. Double doors lead to a well-appointed dual aspect living room. Further modern doors lead into the fantastic kitchen dining room overlooking the rear garden with additional sitting area or snug with vaulted ceiling and doors to the garden. The playroom is fully visible from the kitchen area via double doors and a utility room leads from the kitchen with access to the rear garden and garage. Finally on the ground floor there is a well-placed study off the entrance hall.

On the first floor the landing has a full height skylight window and leads to the principal bedroom suite with dressing area and spacious ensuite shower room. Four further bedrooms, two with ensuite shower rooms and a family bathroom complete the accommodation which in total extends to 3419 sq ft.

Situated on a good sized corner plot with gravel driveway leading to the garage area as well as side access. To the rear is a delightful family garden mainly laid to lawn, well fenced and stocked with oblique outlook over fields and countryside.

Location

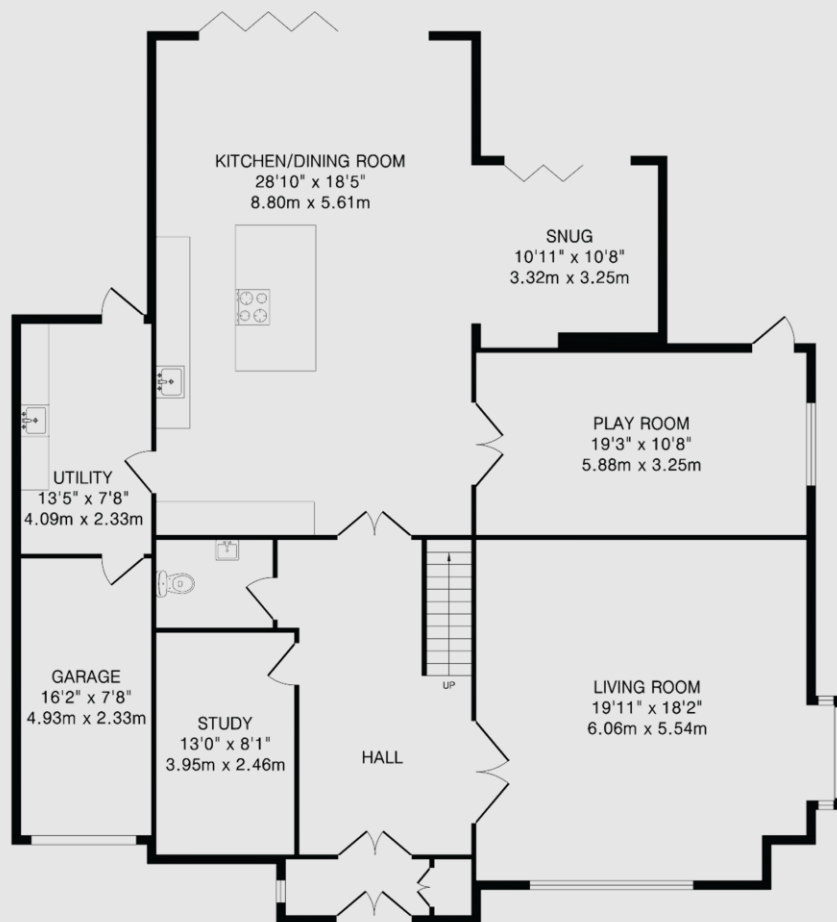
Long Buftlers is a wonderful environment for family life. Set at the southern side of Harpenden, this peaceful crescent is set around a delightful green and presents large family homes on stunning plots. Harpenden town centre with its pleasant assortment of shops pubs and restaurants is a little over a mile away and the local pubs, shops and restaurants at Southdown are within a short stroll. Harpenden's Thameslink station provides direct access to London St Pancras in under 30 minutes.



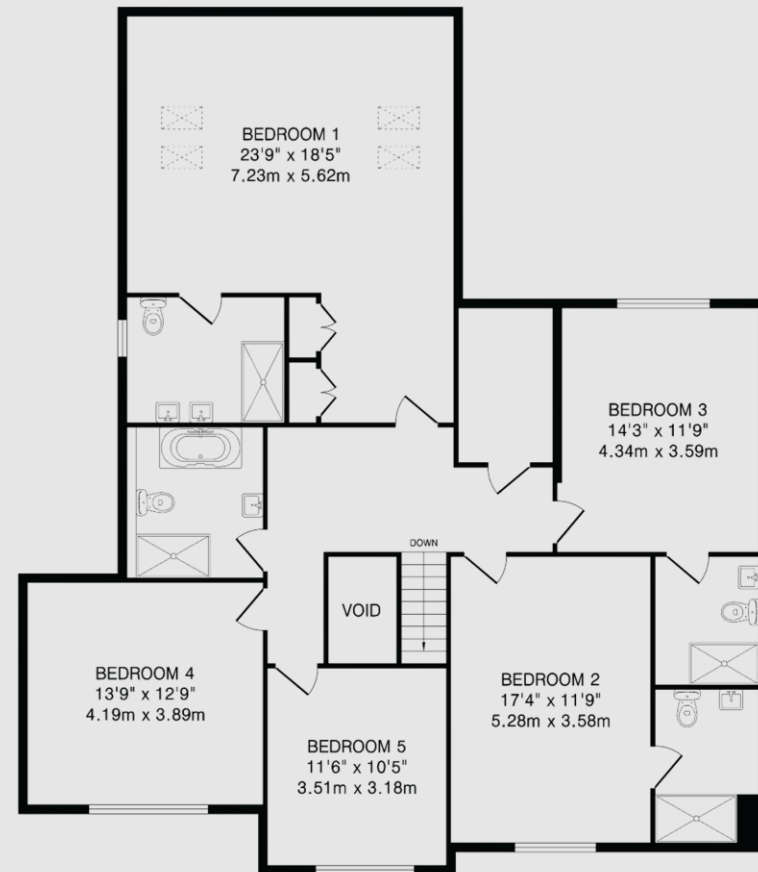


Important Information

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.



Ground Floor
1873 sq.ft.(173.9 sq.m)approx.



First Floor
1546 sq.ft.(143.6 sq.m)approx.

TOTAL FLOOR AREA: 3419 sq.ft.(317.5 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.