



**77 Grove Avenue, Harpenden, AL5 1EZ**

**£1,400,000**

Located in Harpenden is this detached and extended, four bedroom family home with parking for five cars.

The property has undergone an extensive transformation, creating a stylish and contemporary living space with excellent kerb appeal.

### Step Inside. . .

Step inside a bright and welcoming entrance hall, featuring tiled flooring and a striking mirrored feature wall. Underfloor heating runs throughout the hallway, kitchen, dining area, playroom and office offering underfoot comfort. You are immediately drawn into the impressive open-plan kitchen and dining area, where bi-fold doors span the width of the rear of the property, flooding the space with natural light.

The kitchen is a true centrepiece, boasting sleek white cabinetry, stone worktops and a large central island. An induction hob with an integrated extractor fan is positioned at its heart, making it an ideal space for cooking whilst entertaining family and friends. Additional features include pop-up power sockets and an inset wine cooler. Opposite, there are two Neff Hide and Slide ovens, including a warming drawer, an integrated dishwasher, space for an American-style fridge freezer, and a large Shaws fireclay sink complemented by antique gold taps and a water softener.

The kitchen offers an abundance of storage, including numerous cupboards, deep pan drawers, a pull-out larder unit and a pantry. Adjoining the kitchen is a practical utility room, complete with a secondary sink, additional storage and space for both a washing machine and tumble dryer.

Opposite the kitchen is space for a large dining table, creating the perfect setting for family meals and entertaining. A stylish media wall, designed to complement the kitchen cabinetry, provides attractive shelving for glassware, photographs and treasured keepsakes.

Wooden bi-fold doors open into the lounge, where a large window fills the room with natural light and offers pleasant views to the front of the property. Adjacent is a versatile additional reception room, currently used as a playroom, together with a useful storage room that benefits from direct access to the garden. This space could easily be adapted to suit a variety of needs, including use as a home office. Completing the ground floor is a useful W/C.

### Sleeping Quarters

The oak staircase is enhanced by integrated spot lighting, creating an attractive feature as it ascends to the first floor.

Bedroom One is a bright and welcoming room, featuring a high ceiling and Velux windows, one of which is electronically operated and self-cleaning. Mirrored fitted wardrobes provide excellent storage, with a concealed en-suite shower room discreetly hidden behind one of the wardrobe

doors. The en-suite has been beautifully finished with classic cream tiling, complemented by stylish black fittings, including a Crittall-style walk-in shower enclosure.

Bedroom Two has a light and airy feel, enhanced by a Velux window and dual-aspect windows to both the front and rear, allowing natural light to flood the room throughout the day. Bedrooms Three and Four are both well-proportioned double bedrooms, each benefiting from built-in storage and pleasant views to the front of the property.

The four-piece family bathroom is a true showstopper, featuring a freestanding oval bath with a striking floor-mounted tap and feature spotlights. The room also benefits from a spacious walk-in shower and a stylish wash basin, creating a luxurious and contemporary finish.

### The Gardens

The garden provides a wonderful space for both relaxation and family life. A generous patio area offers ample room for outdoor furniture and enjoys a sunny aspect, making it the perfect place to sit and enjoy a drink or two. Steps lead up to a raised lawn, complemented by low-maintenance shrub borders and a useful garden shed for storing tools and equipment. To the rear, a gate provides direct access to a woodland area, offering a lovely natural backdrop.

To the front of the property, a beautiful oak storm porch creates an attractive first impression, alongside further lawned garden space framed by an impressive Red Robin hedge.

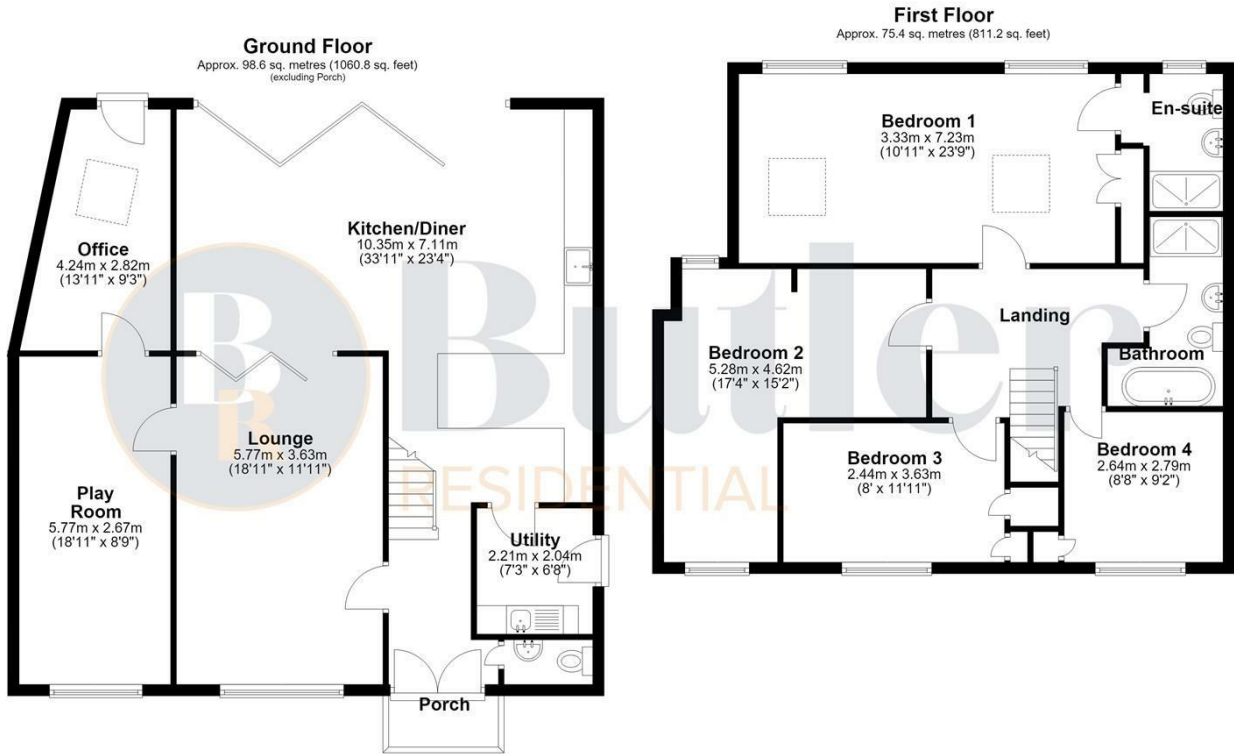
Completing the exterior is an extensive driveway with parking for five cars, finished with large paving stones and artificial grass in between, creating a striking appearance further enhancing the property's kerb appeal.

### What's In The Area?

Grove Avenue is situated within the highly sought-after Southdown area of Harpenden and is just a short walk from a range of excellent local amenities. The area is particularly popular with families thanks to its well-regarded schools, including The Grove Infant and Nursery School, High Beeches Primary School, St Dominic Catholic Primary School and Aldwickbury Prep School.

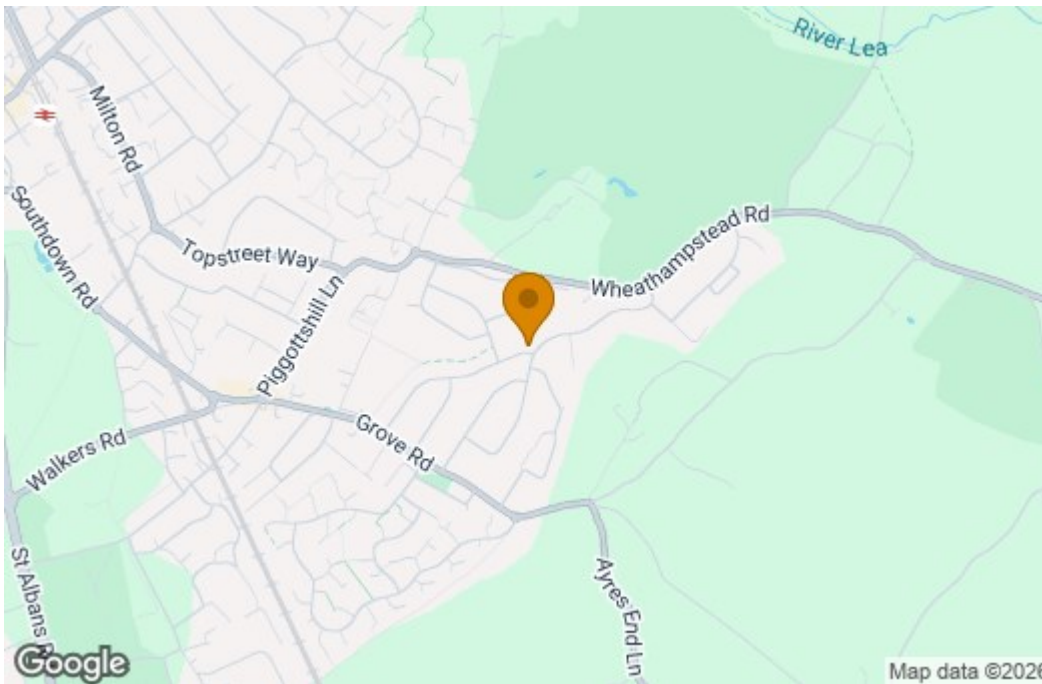
Offering convenient access to Harpenden town centre, the M1, mainline station with fast services into London, and the surrounding countryside, Southdown provides an excellent balance of family-friendly living and everyday convenience making Harpenden one of Hertfordshire's most desirable places to live.

## Floor Plan

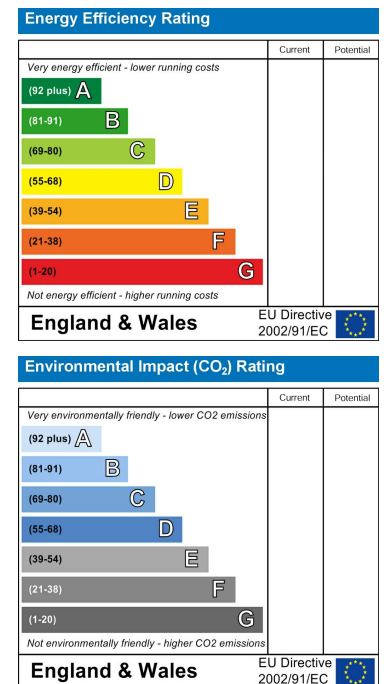


Total area: approx. 173.9 sq. metres (1872.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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