

- 4 Bedrooms
- 2 Bathrooms
- 3 Receptions
- Private Garden
- Garage & Driveway
- EPC Band C

Freehold

Council Tax Band:
F £3,550.70 (2026/2027)

Local Authority:
St Albans District Council

ashtons
for life's great moves

Aldwickbury Crescent, Harpenden, AL5 5SD

Guide price of £850,000

Superb detached 4-bed family home with scope to extend and modernise, ideally located near Crabtree and High Beeches Schools.

Description

Presented for the first time in 54 years, this family-owned four-bedroom detached home is ideally located within walking distance of High Beeches and Crabtree Schools. It offers a unique opportunity for buyers to customise a home to their tastes. Situated on a generous plot with a 40ft east-facing rear garden, there's significant potential for extension and renovation, pending planning consents. The current layout, covering 1,489 sq. ft., includes an integral garage, with plenty of scope to modernise. The accommodation features an entrance hall, spacious living room, dining room, kitchen, and ground floor cloakroom. The first floor hosts four well-proportioned bedrooms and two bathrooms. Externally, there is a private rear garden, driveway parking, and an integral garage.

Location

Aldwickbury Crescent is just moments from the outstanding schools of both Crabtree and High Beeches. The location is just a mile from the town centre with its vast array of shops, pubs and restaurants and provides easy access to the local bus routes.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.











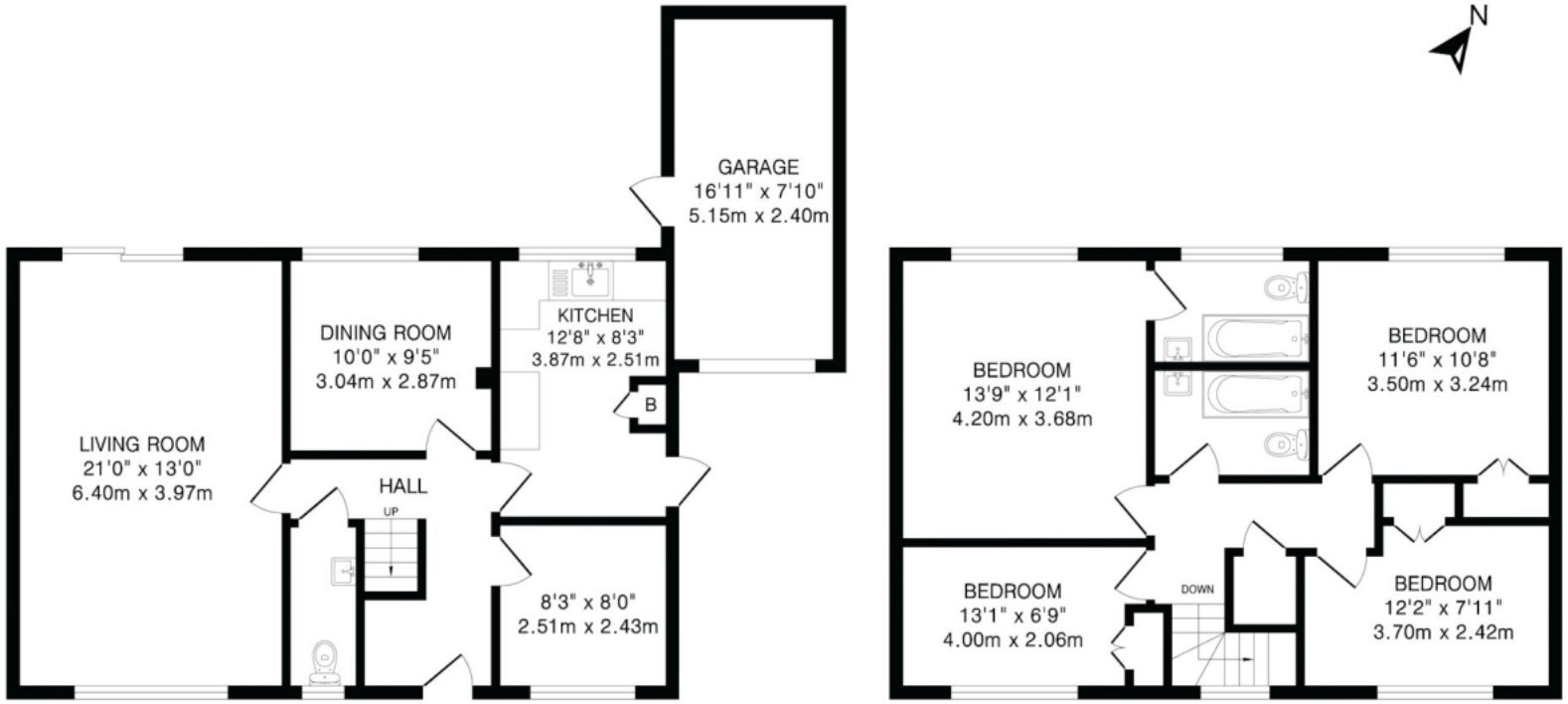












Ground Floor
812 sq.ft.(75.4 sq.m)approx.

First Floor
677 sq.ft.(62.8 sq.m)approx.

TOTAL FLOOR AREA: 1489 sq.ft.78.2 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.

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 2024 equated to £29.76 per referral.

ashtons
for life's great moves

01582 461166 | salesharp@ashtons.co.uk | ashtons.co.uk

Berkhamsted | Harpenden | Hertford | Hitchin | Redbourn | St Albans | Welwyn Garden City