



3 Bedrooms



1 Bathroom



1 Reception



Private Garden



Street Parking



EPC Band D

Council Tax Band:
D £2,342.57 (25/26)

Local Authority:
St Albans District Council



Beautifully presented 3-bedroom period family home in a sought-after location close to Roundwood School.

Description

A beautifully presented extended period family home located near Roundwood School. The property boasts a generous bay-fronted sitting room, a stylish kitchen with a glass roof breakfast area, a dining area, and a modern ground floor bathroom. Upstairs, there are two double bedrooms and a generous single bedroom, providing ample family accommodation. Outside, the home features a large south-easterly rear garden mainly laid to lawn, complemented by a paved patio area perfect for summer entertaining. NB. Pursuant to the 1979 Estate Agency Act, we must inform you that this property is owned by an employee of Ashtons Estate Agents.

Location

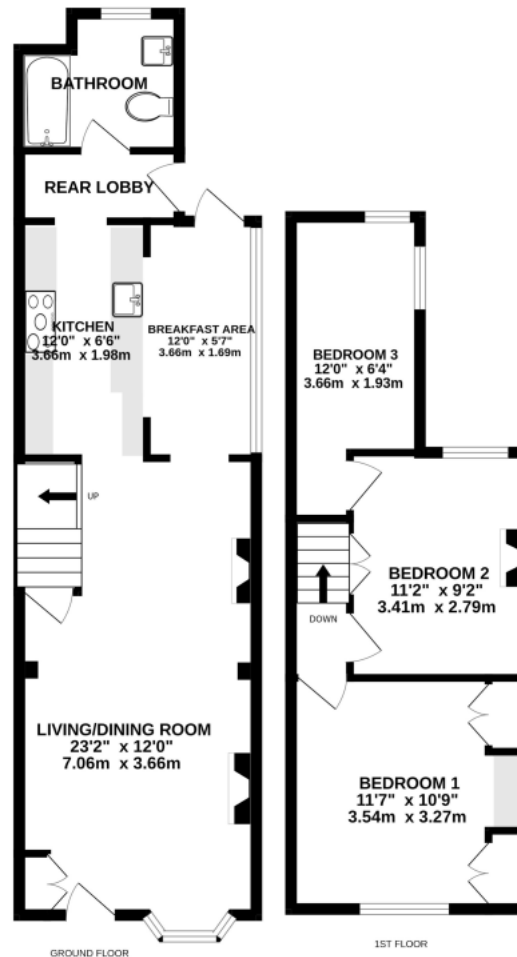
Harpenden Rise is an extremely popular road within the Roundwood area of Harpenden. Set in a row of similar character houses this charming property occupies an idyllic position.



Buyers Information: - 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.







TOTAL FLOOR AREA : 755sq.ft. (70.1 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.