



3 Bedrooms



1 Bathroom



1 Reception



Private Garden



Street Parking



EPC Band D

Council Tax Band:  
F £3,383.72 (25/26)

Local Authority:  
St Albans District Council





**NO ONWARD CHAIN.** A lovely semi-detached cottage near splendid schools and open countryside.

### Description

This three bedroom family home is ideally located near local shops, excellent schools, and Batford Springs Nature Reserve. Recently redecorated, the bright and spacious accommodation includes three well-sized bedrooms on the first floor. Downstairs features a family bathroom and a large, double aspect lounge/dining room with a Victorian-style open fireplace, leading to a fully fitted kitchen with built-in appliances, including a four burner gas hob, electric oven, extractor fan, sink unit with mixer tap, and plumbing for a washing machine. The private rear garden, approximately 85ft deep, is mainly laid to lawn with a timber garden storage shed.

### Location

Batford Road in East Harpenden is popular for its housing variety. Shops, pubs, and takeaways are a 5-minute walk. Katherine Warington School is nearby. Enjoy nature at Lea Valley Reserve, with Harpenden town and London trains just a mile away.



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.

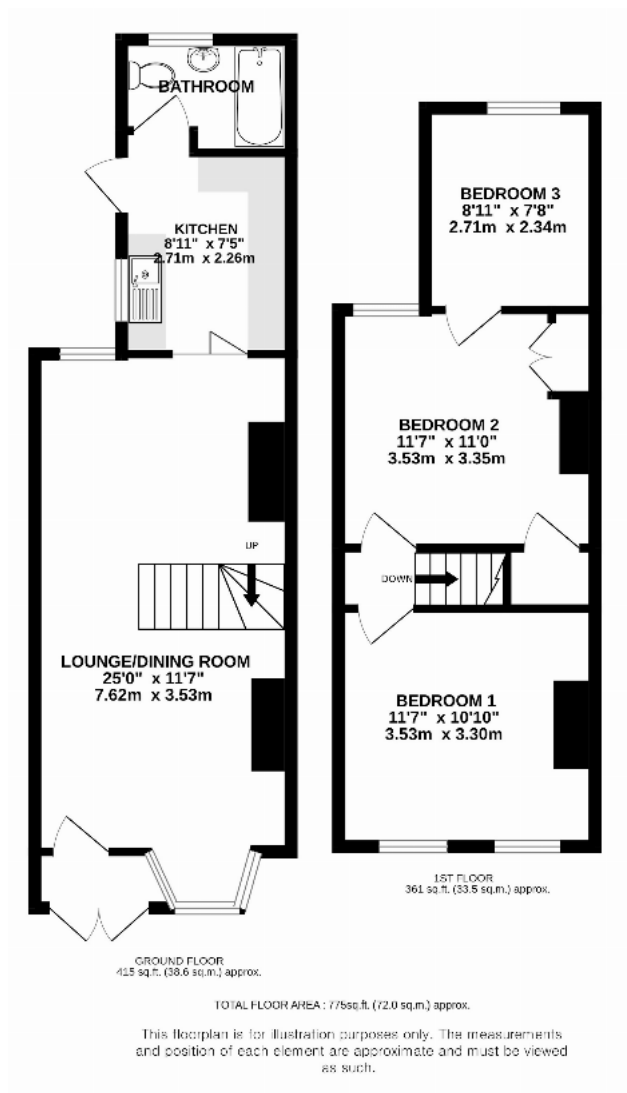












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