



4 bedrooms



2 bathrooms



2 receptions



Private Garden



Garage & Driveway



EPC Band E

Freehold

Council Tax Band:
F £3,383.72 (25/26)

Local Authority:
St Albans District Council



Beautiful extended 4-bedroom family home in a peaceful cul-de-sac near excellent schools.

Description

An excellent family home with a fine balance of living space and potential to extend, subject to planning permission. The home features four good bedrooms and a family bathroom on the first floor. Downstairs, there is a large open-plan lounge and family diner, a separate family room, an additional shower room, a well-fitted kitchen, and a large covered side store. The south-facing, private garden includes a handy home office. There is also a garage and considerable off-street parking. Ideal for a young family to grow into.

Location

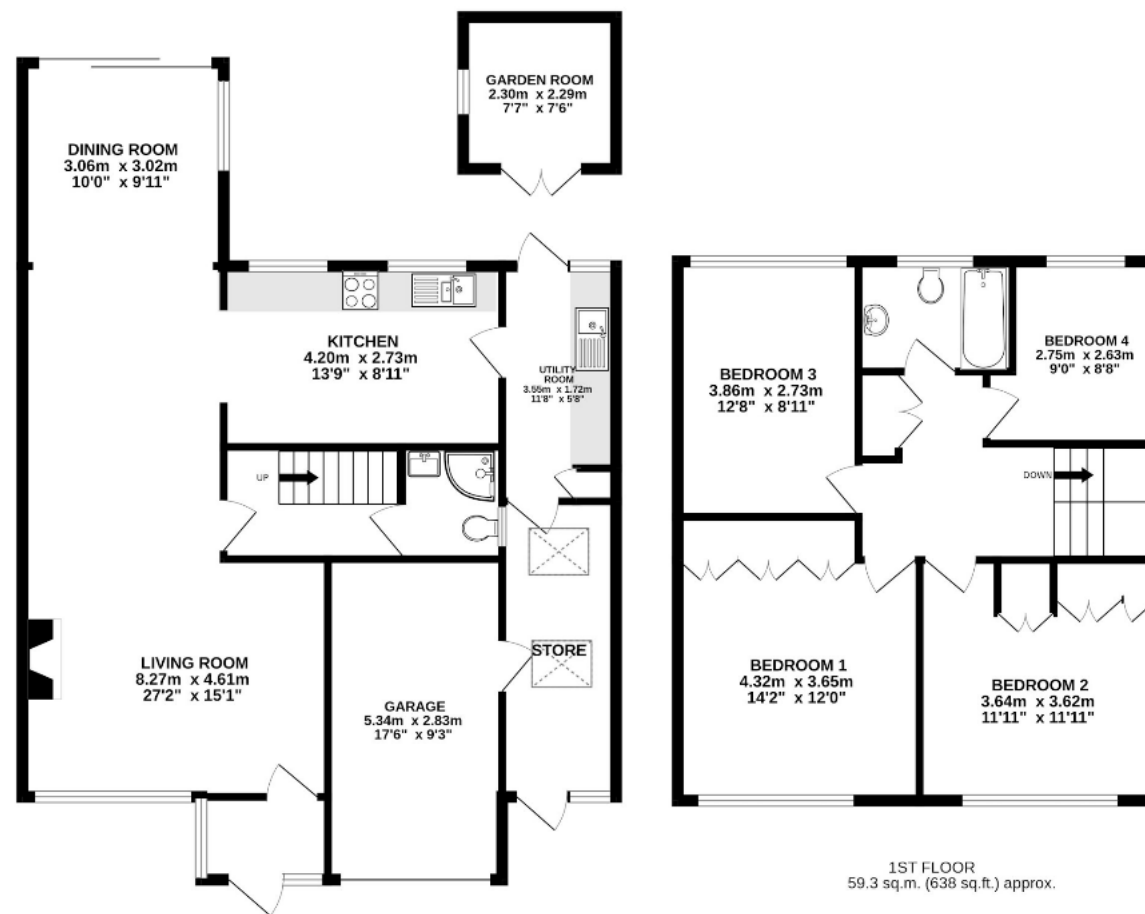
Kinsbourne Close, a serene cul-de-sac near Kinsbourne Green's open spaces, offers tranquillity for families. Close to Wood End primary and walking distance to Roundwood Park secondary, it's ideal for Harpenden's schooling amidst stunning countryside.



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 : 150.6 sq.m. (1621 sq.ft.) approx.

GROUND FLOOR
91.3 sq.m. (983 sq.ft.) 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.