

 3 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band C

Council Tax Band:
D £0.00 ()



Completely redecorated throughout, this well-presented semi-detached family home is situated in a quiet cul-de-sac and within walking distance of The Grove primary school.

Description

Recently redecorated throughout, this well-presented semi-detached family home sits in a quiet cul-de-sac within walking distance of The Grove Primary School. The ground floor features an open-plan reception and kitchen with wooden flooring, along with a modern kitchen/breakfast area offering a good range of units and appliances. The reception room opens onto a pretty garden via patio doors. Upstairs are two double bedrooms, with air conditioning in the principal bedroom, one single bedroom, and a family bathroom. The property also benefits from a driveway and a garage.

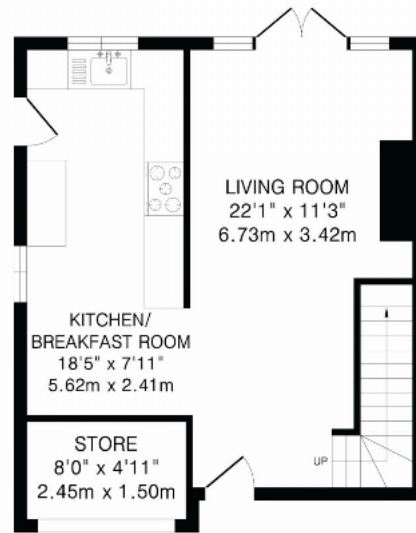
Location

Kingcroft Road is a peaceful cul-de-sac with a blend of character and modern homes, close to the excellent Grove School JMI. Ideal for families, it offers easy access to local shops and is about a mile from Harpenden Town Centre and mainline station.

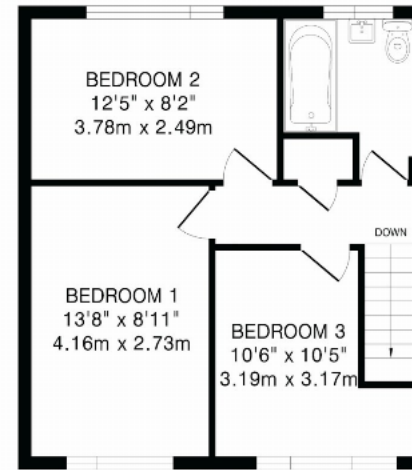








Ground Floor
442 sq.ft.(41.1 sq.m)approx.



First Floor
430 sq.ft.(39.9 sq.m)approx.

TOTAL FLOOR AREA: 872 sq.ft.(81.0 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.