

 3 Bedrooms

 2 Bathrooms

 2 Receptions

 EPC Band C

Freehold





Detached family home, extremely spacious, offered with vacant possession.

### Description

The bright, airy, and spacious accommodation spans two floors, featuring a large landing suitable for a study area, three good-sized bedrooms, and a family bathroom. Downstairs offers a spacious reception hall, shower room, lounge, separate dining room, and a rear aspect fitted kitchen. The private rear gardens boast a large entertaining patio and lawn area accessed by steps. At the front, there's off-street parking for two cars.

### Location

Tarrant Drive is a charming cul-de-sac in Harpenden, close to 'Ofsted Outstanding' Grove School. A family-friendly spot near Southdown's shops, pubs, restaurants, and parks, with Harpenden station a 20-min walk away for direct trains to St Pancras.



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.

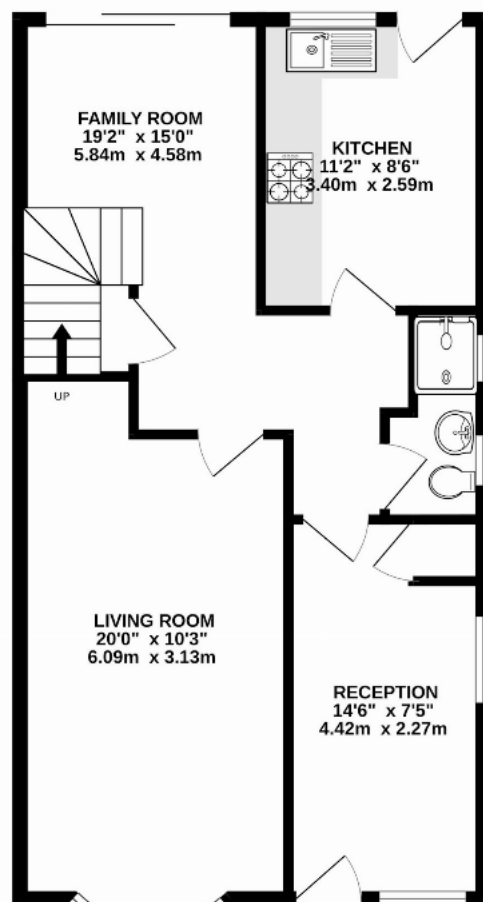




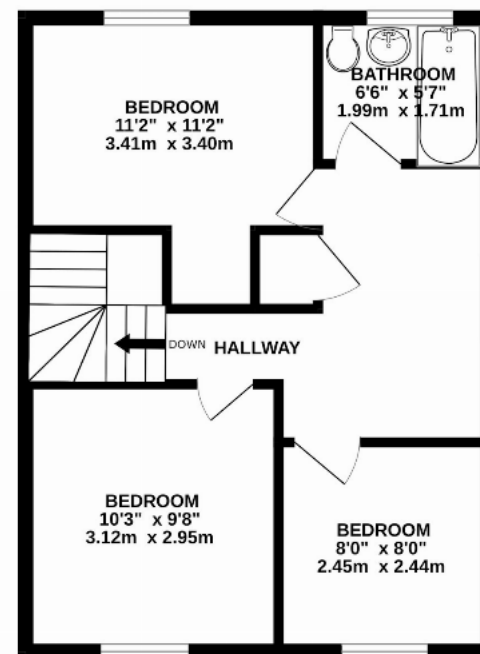








**GROUND FLOOR**  
602 sq.ft. (55.9 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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.