 3 bedrooms

 1 bathroom

 2 receptions

 EPC Band E

Freehold

Council Tax Band:
F £3,383.72 (25/26)

Local Authority:
St Albans District Council



 **ashtons**
for life's great moves

Highfield Avenue, Harpenden, AL5 5UB
Guide price of £950,000

Original 3-bed semi-detached family home in a sought-after horseshoe location.

Description

This wonderful un-extended family home is located in a highly sought-after area, offering the perfect opportunity to extend the already spacious accommodation, subject to planning permission. Spread over two floors, it features three good-sized bedrooms upstairs, two with built-in wardrobes, and a family bathroom. The ground floor boasts a lovely front aspect lounge with a Southerly bay window, a downstairs cloakroom, a separate dining room with a glazed door to the garden, and a fitted kitchen. The private rear garden, approximately 80ft deep, includes a large lawn with flower and shrub borders and backs onto Alzey Green. The front provides driveway parking leading to a detached garage.

Location

Highfield Avenue offers 1930's homes on a tranquil crescent. Close to Crabtree, High Beeches, Grove JMI, Victorian town centre, Harpenden Common, and direct train link to St Pancras. Near St Georges, Sir John Lawes, and Katherine Warington schools.

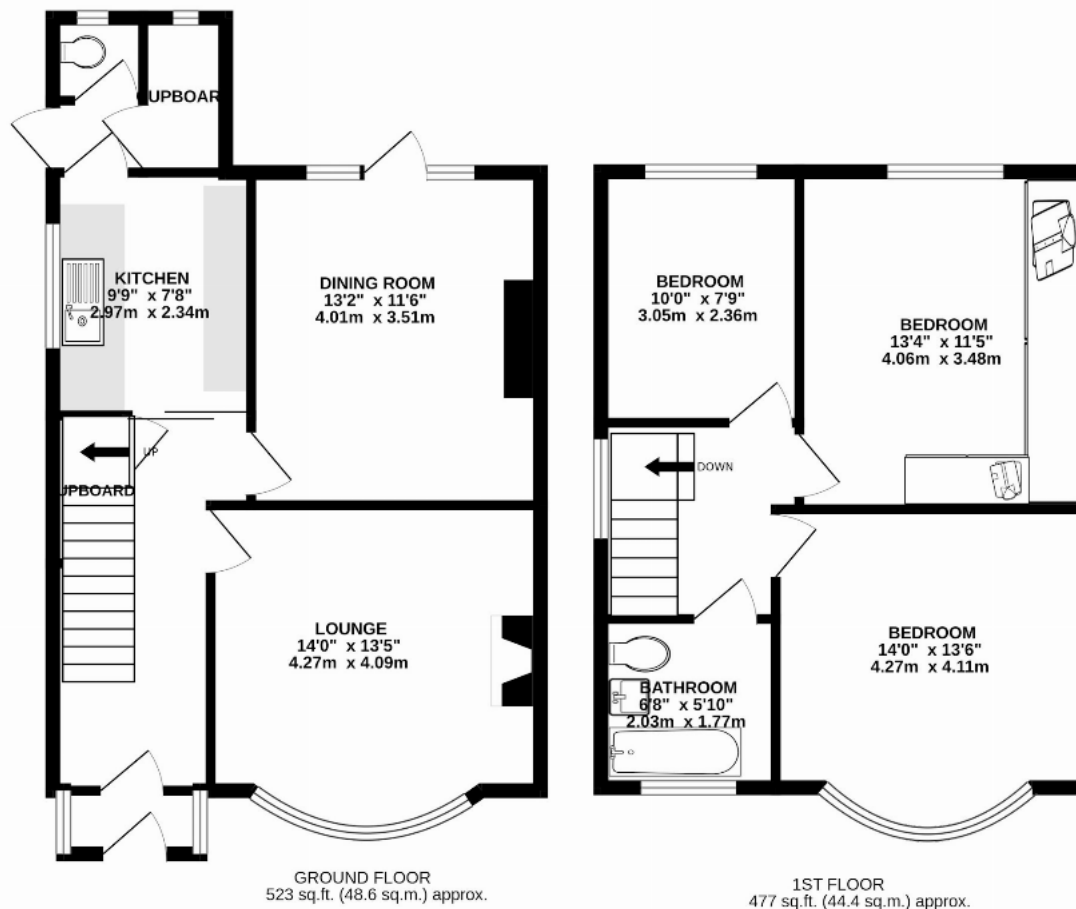


Buyers Information

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 : 1000 sq.ft. (92.9 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.