



2 bedrooms



1 bathroom



2 receptions



Private Garden



Garage & Parking



EPC Band E

Freehold

Council Tax Band:  
D £2,342.57 (25/26)

Local Authority:  
St Albans District Council



Offered with Vacant Possession, this semi-detached cottage is close to local shops and open countryside.

### Description

This nicely presented semi-detached cottage is in an excellent location close to local shops and offers views over Batford Springs Nature Reserve. Arranged over two floors, the upper floor comprises two generous bedrooms and a refitted bathroom. On the ground floor, there is a spacious lounge/dining room, a wonderful fully fitted kitchen, and a frontal aspect study/third bedroom. Outside, the private rear garden features areas of lawn, stocked flower and shrub borders, a brick-built garden storage shed, and a garage at the rear.

### Location

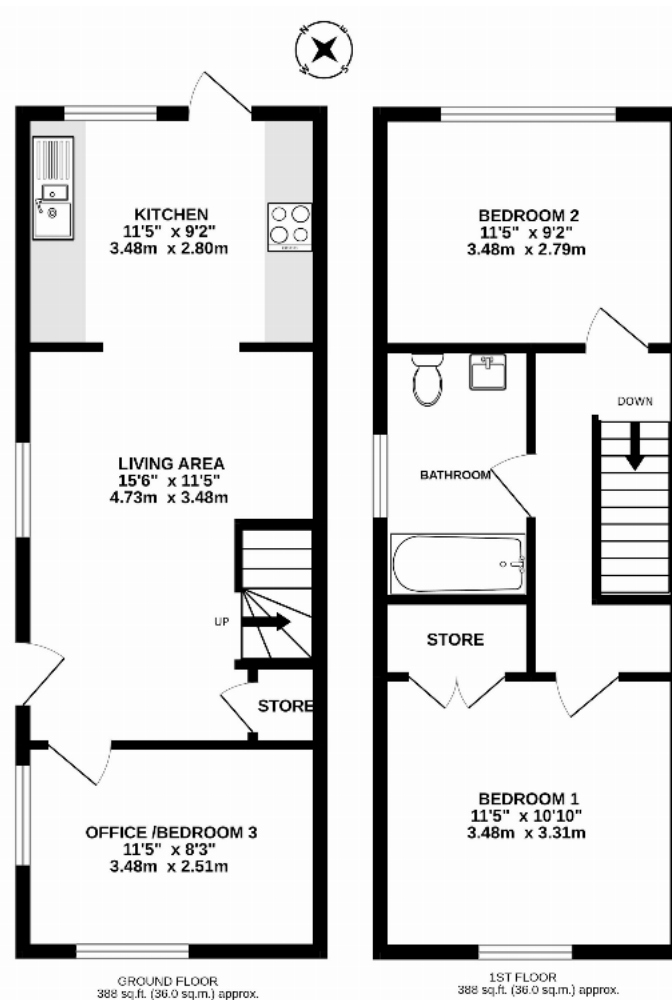
Set back from Lower Luton Road, this elevated semi-detached family home is ideally close to local shops, parkland, Harpenden station, town centre, and the popular Katherine Warrington Secondary School.



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  
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA: 776 sq.ft. (72.0 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.

**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.