



4 bedrooms



2 bathrooms



4 receptions



EPC Band D

Freehold

Council Tax Band:
F £3,383.72 (25/26)

Local Authority:
St Albans District Council



Immaculately presented four/five bedroom family home, finished to a high specification in a peaceful cul-de-sac. Potential to extend, subject to planning consents.

Description

This magnificent family home has undergone a complete transformation by the current vendors and offers bright, airy, and spacious living throughout. Situated in the prestigious Kinsbourne Green, the accommodation spans two floors and is versatile and practical, ideal for families of all sizes. The ground floor features a double aspect sitting/dining room leading to a separate study, with patio doors opening to the rear garden. A fabulous fully fitted kitchen/family room also provides garden access, along with a w/c and an additional adaptable family room/bedroom five. Upstairs, the property boasts a principal bedroom with an ensuite shower room and walk-in wardrobe, three additional bedrooms, and a stylish family bathroom. Outside, the secluded southerly aspect gardens wrap around the house, forming two private seating areas—one patio and a raised decked area—to chase the sun or seek shade on warmer days. The rest is mostly laid to lawn with stocked flower and shrub borders. The front features a driveway and an integral garage, providing parking for multiple vehicles, alongside another lawned area with a mature hedgerow.

Location

Kinsbourne Close, a pleasant cul-de-sac near Kinsbourne Green, offers peaceful family living with countryside on the doorstep. Close to Wood End school and walkable to Roundwood Park secondary, it's ideal for Harpenden's schooling.

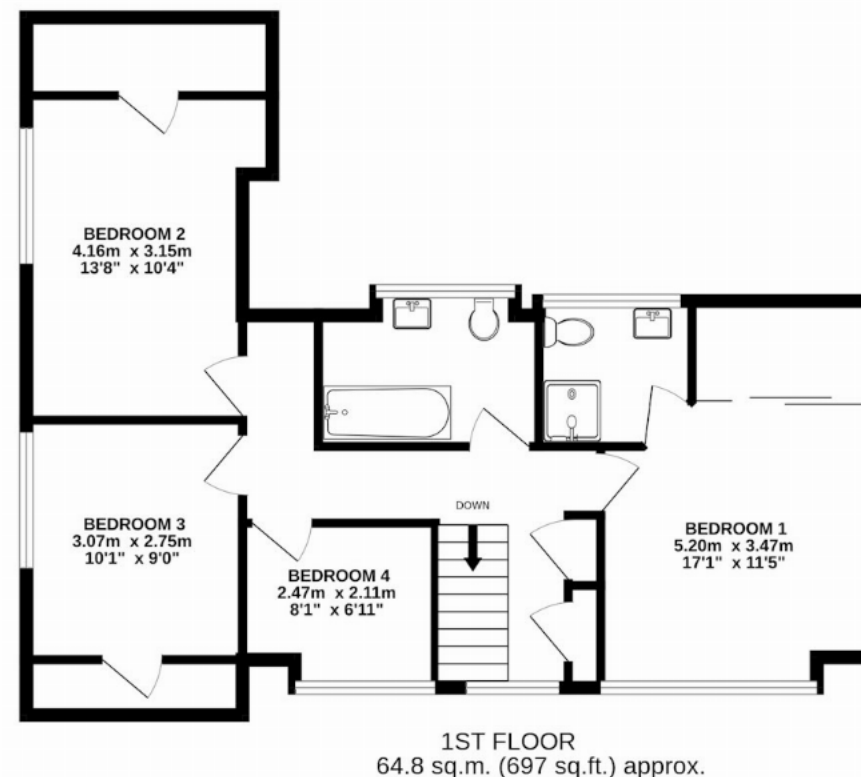
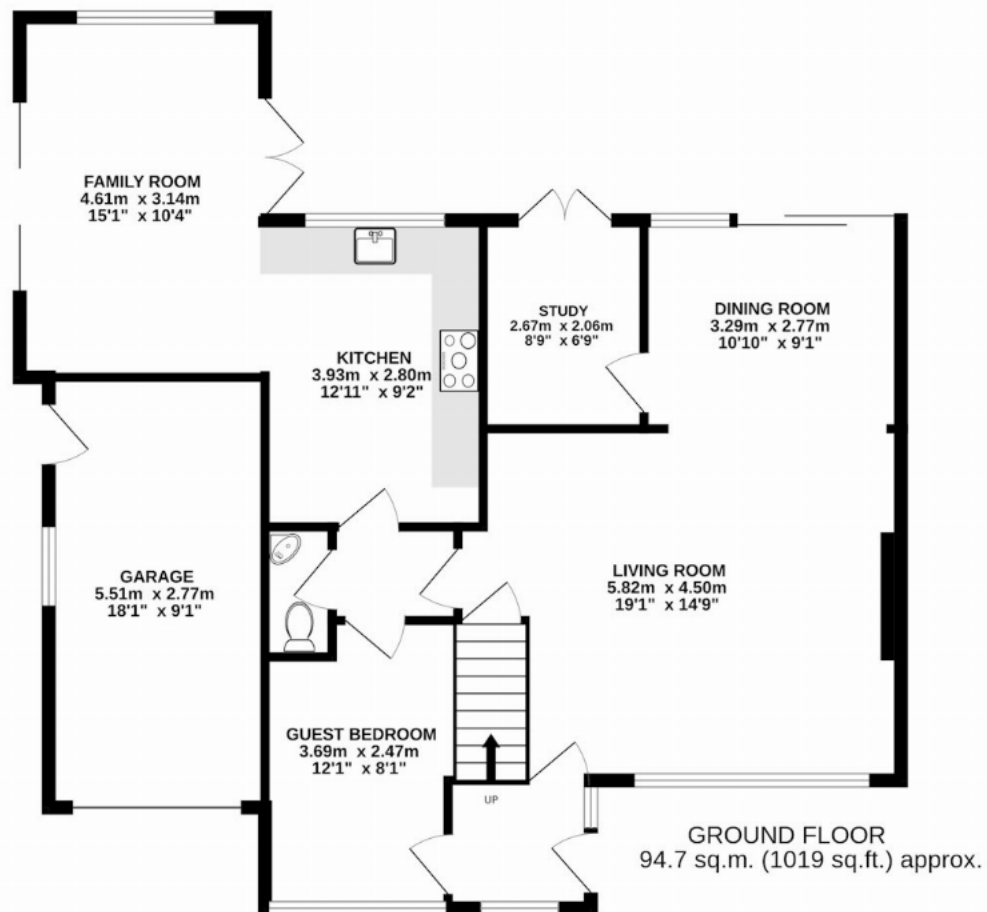
Buyers Information

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 : 159.5 sq.m. (1717 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.