



3 bedrooms



2 bathrooms



3 receptions



Private Gardens



Garage & Driveway



EPC Band D

Freehold

Council Tax Band:
F £3,383.72 (2025/26)

Local Authority:
St Albans District Council



Detached 3-bed home on large plot near Katherine Warrington School. Potential to extend or remodel (STPP), no chain. Ideal for a custom family home.

Description

Set on a generous plot in a desirable East Harpenden location, this three-bedroom detached home offers potential for extension or remodelling, subject to planning permission. Ideally situated within walking distance of the renowned Katherine Warrington School, it is perfect for family living. The ground floor features a spacious living room, separate dining room, kitchen, and a light-filled garden room, with a useful utility area and integral garage. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. Outside, the property boasts a mature rear garden, a versatile outbuilding, and a charming summer house. Available with no onward chain, this is a great opportunity to create a personalised family home in a sought-after setting.

Location

Common Lane in East Harpenden is sought-after for its charming homes and welcoming community. It's close to top schools and just a mile from Harpenden centre and the station, offering quick links to London, ideal for families and commuters.

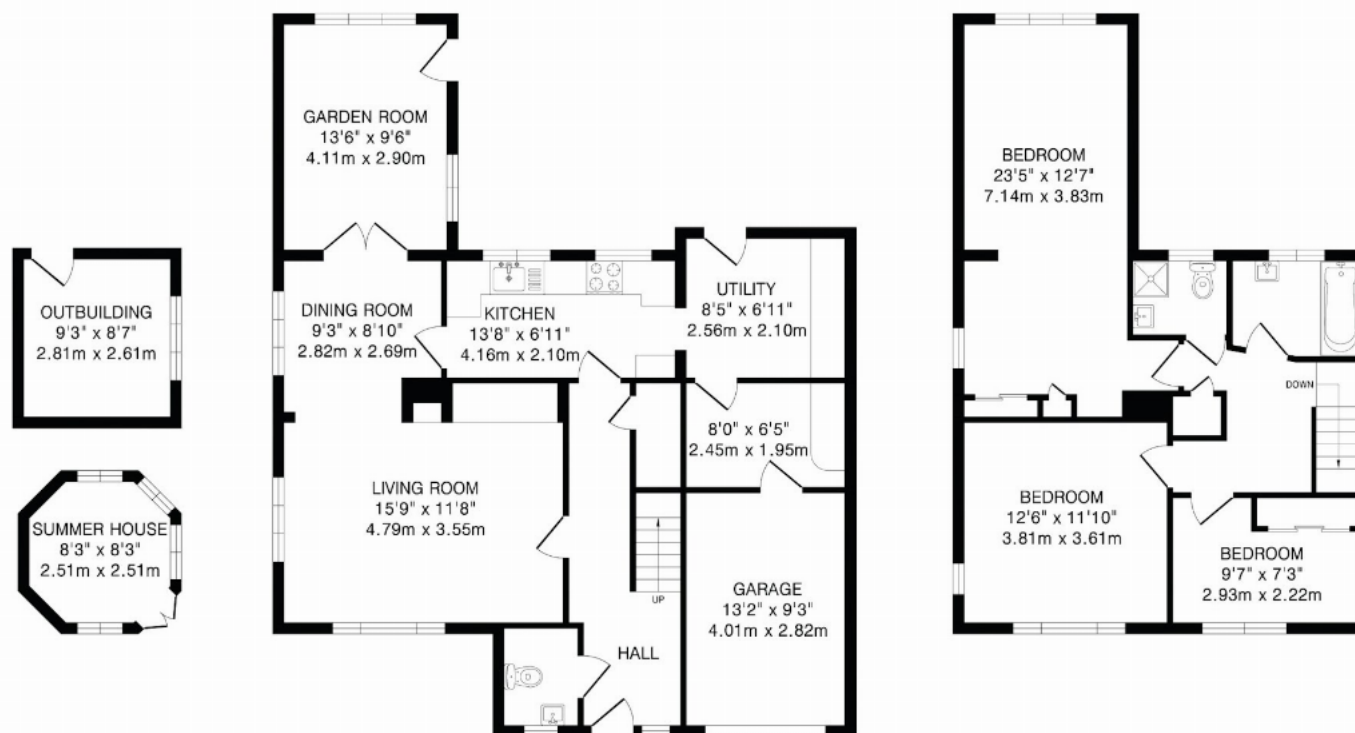
Buyers Information

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.









Outbuilding
138 sq.ft.(12.7 sq.m)approx.

Ground Floor
955 sq.ft.(88.6 sq.m)approx.

First Floor
621 sq.ft.(57.6 sq.m)approx.

TOTAL FLOOR AREA: 1714 sq.ft.(158.9 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.