


 3 bedrooms

 1 bathroom

 2 receptions

 Private Garden

 Driveway

 EPC Band C

Freehold

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

Local Authority:  
St Albans District Council





**NO ONWARD CHAIN.** Vacant possession in a sought-after location for top-notch schools.

### Description

**NO ONWARD CHAIN.** This spacious three-bedroom mid-terrace family home requires updating and modernisation but benefits from an excellent location, ideal for popular schooling and easy access to Harpenden town centre and mainline railway station. On the first floor are three good-sized bedrooms and a family bathroom, while downstairs features a large double reception room with original wood-block flooring and sliding patio doors to the gardens. There is also a further reception room, downstairs cloakroom, and fitted kitchen. Outside, the private gardens, approximately 50ft deep, include a brand new timber decked area with steps down to a lawn and an additional paved suntrap at the rear.

### Location

Aldwickbury Crescent is minutes from top schools, Harpenden station (30 mins to London), and the vibrant Victorian High Street. Enjoy countryside walks at Lea Valley Nature Reserve or visit Aldwickbury Golf Club, all within a short stroll.



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.

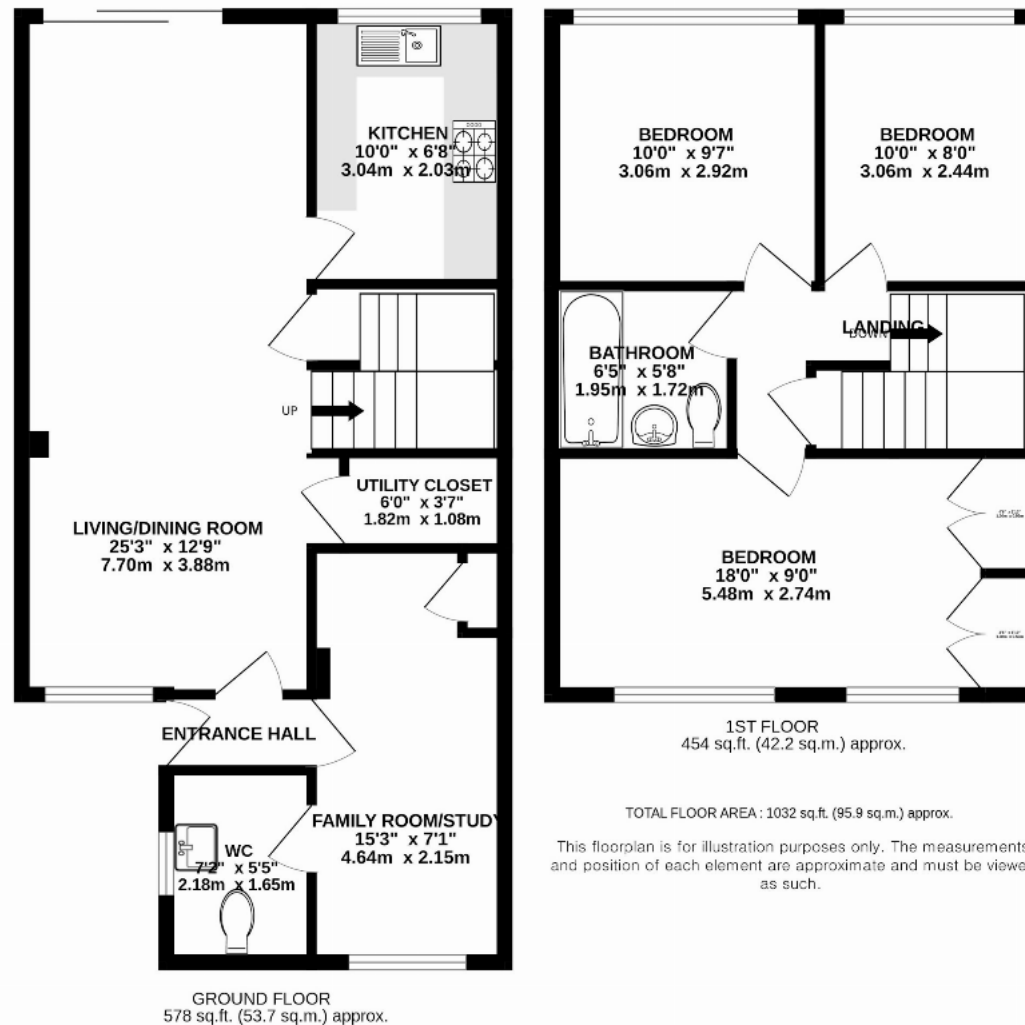












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