



3 bedrooms



1 bathroom



1 reception



Private Garden



Street Parking



EPC Band C

Freehold

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

Local Authority:  
St Albans District Council





Located in a tranquil cul-de-sac, this family home offers excellent accommodation, nearby countryside walks, and is ideally situated for Harpenden's top schools.

### Description

This delightful family home is ideally situated in a quiet cul-de-sac, with countryside walks on your doorstep. Upon entering the property, you are greeted by a welcoming hallway with a useful cloakroom just off, leading to the main living area. This wonderfully bright space offers ample room for a dining table and several sofas, with sliding doors opening to the rear garden. The contemporary kitchen, extended to the rear, is spacious and well-appointed with a range of built-in appliances. Upstairs, there are three bedrooms; two are generous doubles, and the main bedroom features several built-in wardrobes, complemented by a modern family bathroom. To the front, a lawn flanks the pathway leading to the front door, while the good-sized rear garden boasts both a patio and another lawned area.

### Location

Sherwoods Rise, a quiet cul-de-sac on Piggottshill Lane's south side, offers easy access to the town centre and station, both within a 20-minute walk. Close to Southdown's amenities and Harpenden's schools like High Beeches and Crabtree.

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.



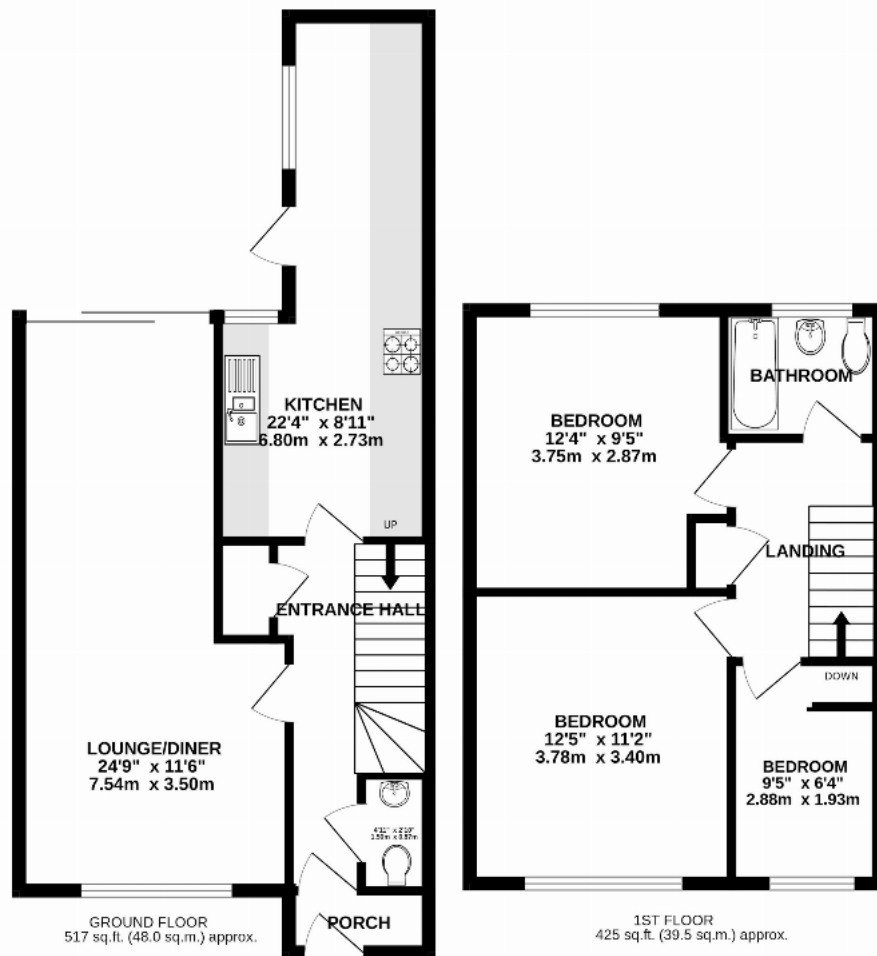












TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

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.