

 4 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Drive and garage

 EPC Band D

Freehold

Council Tax Band:
E £2,883.39 (2025/26)

Local Authority:
St Albans Council



 **ashtons**
for life's great moves

Harpenden Rise, Harpenden, AL5 3BQ
Guide price of £1,200,000

Immaculately presented 4-bedroom family home, hugely extended and refurbished to the highest standard.

Description

Offered with Vacant Possession, this exquisite detached family home has been considerably improved by the current Vendors. Extended and fully refurbished, it offers magnificent accommodation including a principal bedroom suite with walk-in wardrobe and en-suite double shower room, a guest bedroom with en-suite shower room, and two additional bedrooms. The ground floor features engineered Oak flooring, a frontal aspect sitting room, and cloakroom. The stunning fully fitted kitchen/family room includes integrated appliances such as an induction hob, eye level oven, microwave, dishwasher, and American fridge/freezer. Bi-fold doors open to the secluded rear garden, mainly laid to lawn with gravelled borders and entertaining areas. There is also a single garage/storage unit with light, power, and up-and-over door.

Location

Harpenden Rise offers a serene setting near Harpenden Town Centre's charming shops, cafés, pubs, and restaurants. Just a mile from Harpenden Station for quick London commutes. Families benefit from nearby top schools, including Roundwood Park School.

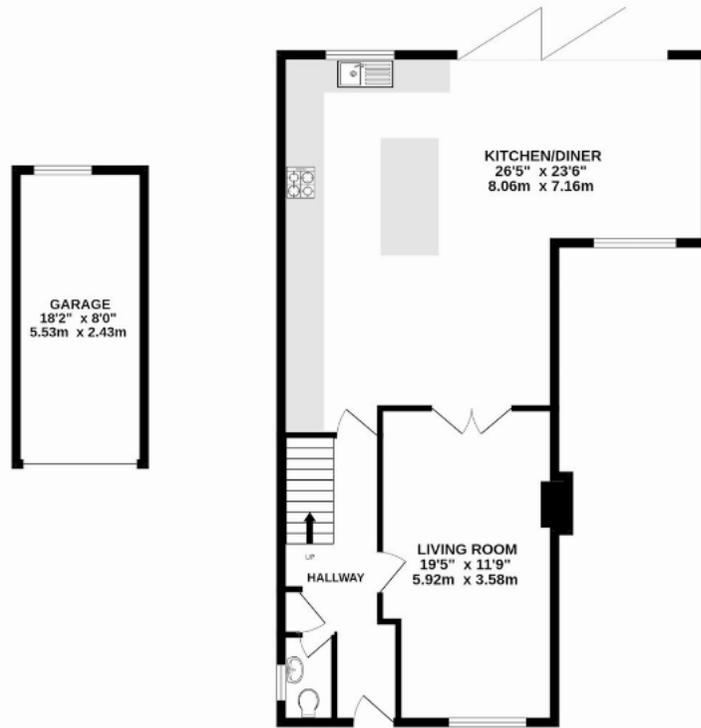


Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

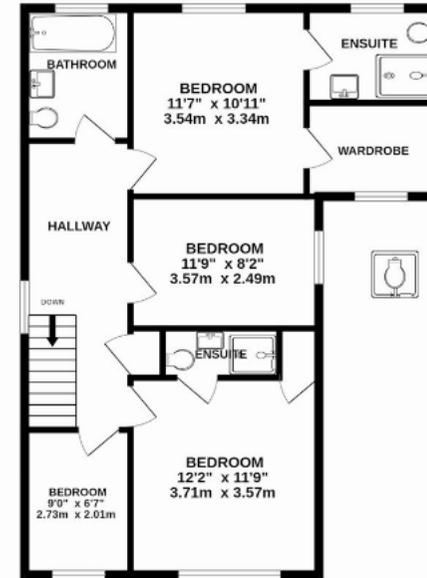




GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is 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.