
 4 bedrooms

 3 bathrooms

 3 receptions

 Private Garden

 Off Street

 EPC Band E

Freehold

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

Local Authority:  
St Albans District Council





Charming 1910 semi-detached home, beautifully presented, perfectly placed on the edge of Harpenden's desirable Avenues.

### Description

A characterful 1910 semi-detached family home, exquisitely presented on the edge of Harpenden's desirable Avenues. The front hosts a cosy living room with sash windows, shutters, and a feature fireplace with Bioethanol stove, surrounded by fitted cupboards and shelving. This area can also function as a guest room. To the rear, a striking split-level kitchen, dining, and family space flooded with light from a large picture window and bi-fold doors overlooks the garden. A playroom, utility, and guest WC complete the ground floor. Upstairs, the first floor consists of three bedrooms, one with an en-suite, including a bright front bedroom with triple sash windows. The third bedroom serves as a study/guest room plus a family bathroom. The top floor is dedicated to the principal suite, featuring a modern en-suite shower room and eaves storage. Outside, the garden includes timber decking, a lawn with a children's play area, a raised sun deck, storage shed, and gated access to two off-road parking spaces.

### Location

Built in 1910, this home combines Edwardian charm and modern enhancements. Located on tranquil Moreton End Lane, famous for its leafy setting and period homes, it's a short walk to excellent schools like Roundwood Park and Roundwood Primary.



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.

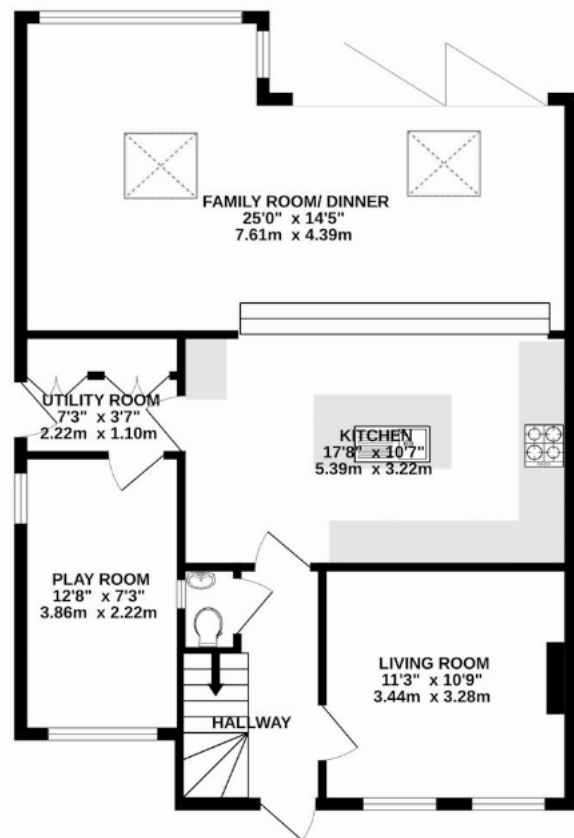




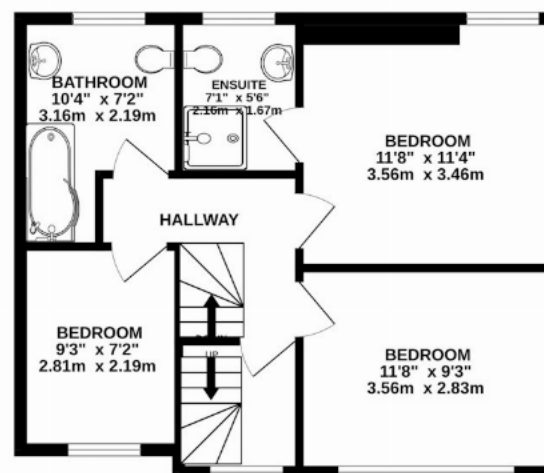




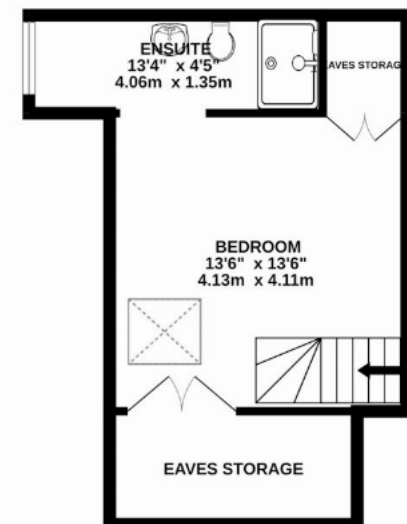




GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.

TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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.