



4 bedrooms



2 bathrooms



2 receptions



Private Garden



Driveway

Freehold

Council Tax Band:
E £2,863.15 (25/26)

Local Authority:
St Albans District Council



An extremely well-presented family home in a superb position for popular schooling.

Description

This magnificent semi-detached family home has undergone substantial improvements by the current vendors, presented to the highest standards over three floors. It boasts three good-sized bedrooms and a family bathroom with a separate shower cubicle on the first floor. The second floor features a principal suite with a spacious double bedroom, shower room, and Juliet balcony. Downstairs, there is a bright frontal aspect sitting room with an open fireplace and book shelving, a cloaks and utility room, and a fantastic fully fitted kitchen/family room with a large glazed ceiling lantern and appliances including a gas hob, double electric oven, extractor fan, and dishwasher. The island unit breakfast bar has a sink and extra storage. The secluded South/Westerly rear garden is accessed through bi-fold doors leading to a large paved patio and steps up to a lawn and a large garden office and storage unit.

Location

Cross Way offers a peaceful setting for family life, near central Harpenden. Easy access to the railway station, town centre, and sought-after schools like Katherine Warrington, Sir John Lawes and St Georges makes it a prized Harpenden location.



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 : 1706 sq.ft. (158.5 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.

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