







-  4 Bedrooms
-  1 Bathroom
-  1 Reception
-  Private Garden
-  Garage & Driveway
-  EPC Band D

Council Tax Band:
E £2,863.15 (2025/26)

Local Authority:
St Albans District Council



4-bed family home near Harpenden High St, station & outstanding schools.

Description

Ideally situated within walking distance of Harpenden station and the High Street, this well-presented townhouse offers approximately 1,381 sq. ft. of flexible accommodation arranged over three floors. The ground floor comprises an entrance hall, an integral garage, a utility room and a versatile bedroom or study, ideal for home working or guest accommodation. The first floor features a generous sitting/dining room for excellent living and entertaining space, alongside a well-proportioned kitchen at the rear. On the second floor, there are three well-sized bedrooms and a family bathroom. Externally, the property benefits from a driveway and a private paved seating area with direct access to the well-maintained communal gardens of Haddon Court, offering outdoor space without ongoing maintenance. A conveniently located and adaptable home combining generous space, practicality, and future potential.

Location

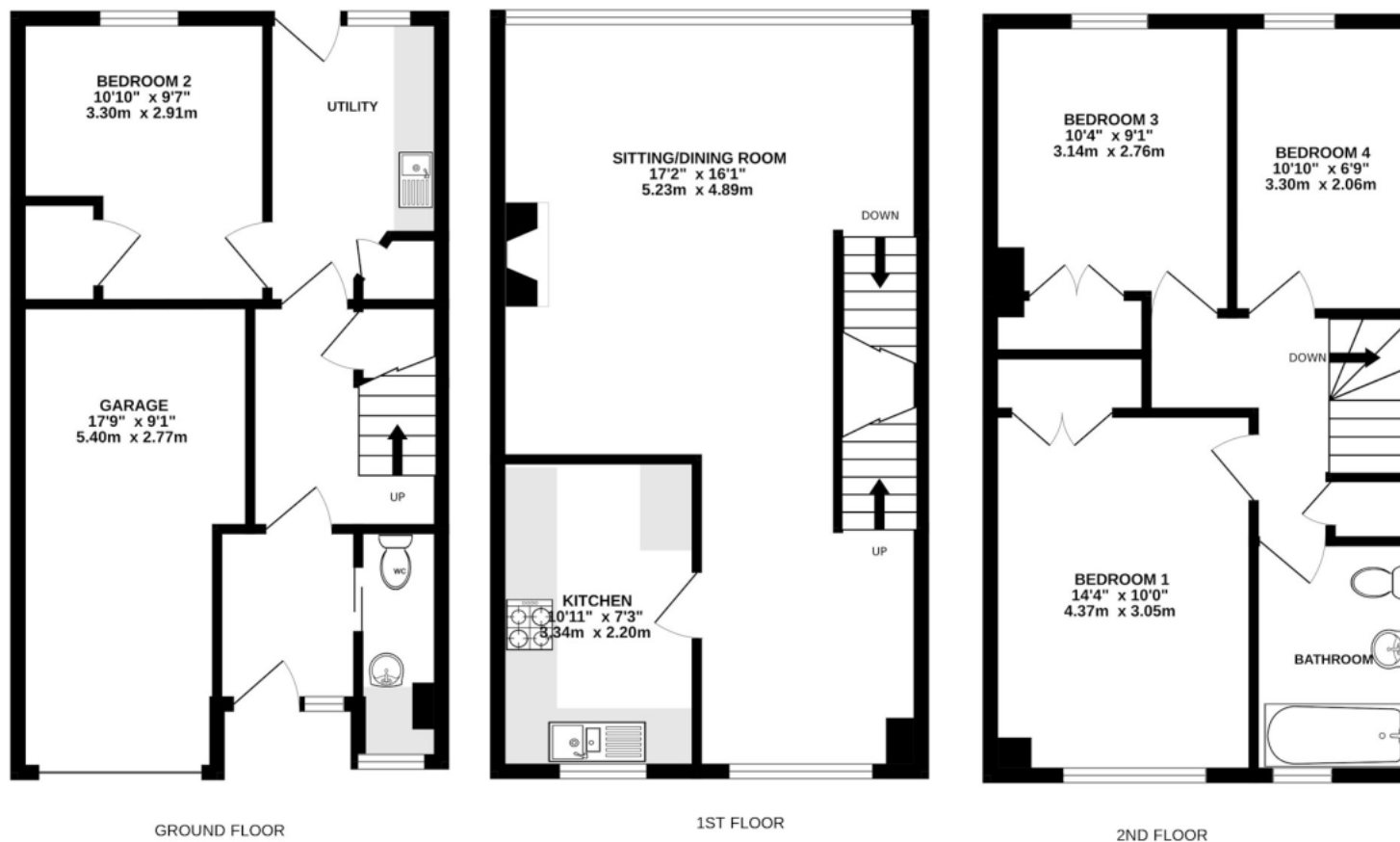
Haddon Court, in desirable leafy grounds, offers proximity to top schools. A 5-minute walk to Harpenden town centre grants access to shops, eateries, and the mainline station, with direct London links in approx. 30 minutes.

Assured move - This property is sold with the benefit of Assured Move from Ashtons Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.









TOTAL FLOOR AREA : 1381sq.ft. (128.3 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.