



3 Bedrooms



2 Bathrooms



2 Receptions



Communal Garden



Garage & Driveway

Freehold

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

Local Authority:  
St Albans District Council





**Vacant possession. Bright, airy townhouse needing modernisation, level walk to Harpenden High Street and railway station.**

### Description

This spacious terraced home, located in a highly sought-after area just minutes from the High Street, is offered with vacant possession. In need of modernisation, the ground floor features a reception room/bedroom three, shower room, and storage/utility room with plumbing for a washing machine and dryer. The first floor has a double aspect lounge/dining room overlooking communal gardens, and a fitted kitchen with built-in appliances including an electric oven and hob, plumbing for a dishwasher, and a new wall-mounted boiler. The second floor offers two generously-sized bedrooms and a family shower room. Outside, there is driveway parking leading to an integral garage with light, power, and an up-and-over door.

### Location

Old Rectory Close offers a peaceful retreat near central amenities and top schools. A short walk to Harpenden Town centre with shops, restaurants, and mainline station providing 30-minute access to central London.



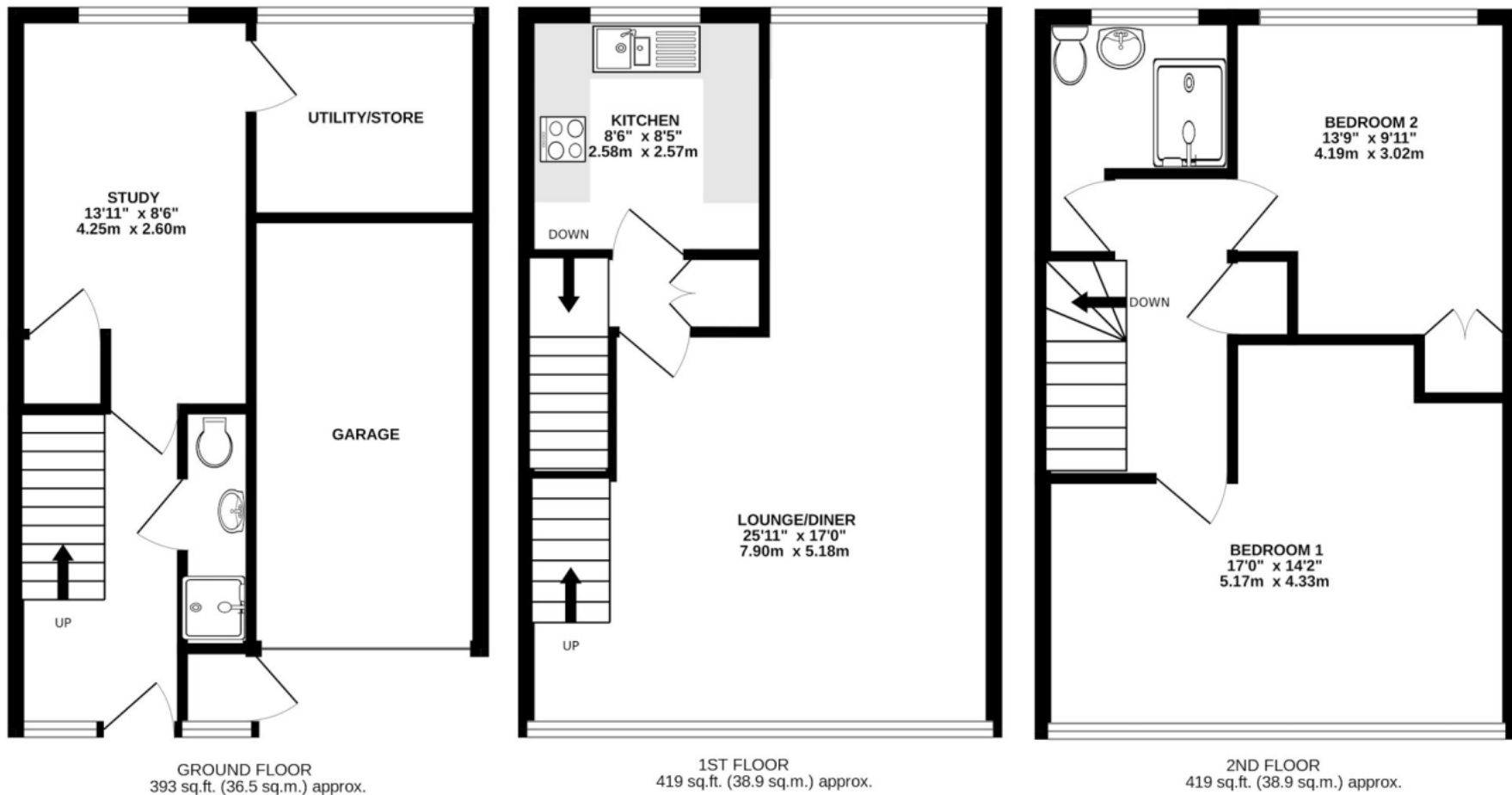
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**TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.**  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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