







-  3 Bedrooms
-  1 Bathroom
-  3 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band C

Freehold

Council Tax Band:
D £2,342.57 (2025-2026)

Local Authority:
St Albans District Council



VACANT POSSESSION. Extremely spacious semi-detached family home near excellent schools and Southdown village centre.

Description

This super semi-detached family home has been lovingly cared for by the present owner and offers bright, airy and spacious accommodation throughout, including three good-sized bedrooms and a family bathroom on the first floor. Downstairs is a rear aspect lounge and separate dining room, both overlooking the garden, and an additional multi-use converted garage, currently being used as a utility/family room. The fully fitted kitchen comprises a range of wall and base storage units, built-in oven, hob and extractor fan, plumbing for an automatic dishwasher, and tiled splashbacks. Outside, the South/Easterly aspect rear garden measures approximately 80ft in depth and boasts a paved entertaining patio, with the remainder being laid to lawn with well-stocked flower and shrub borders.

Location

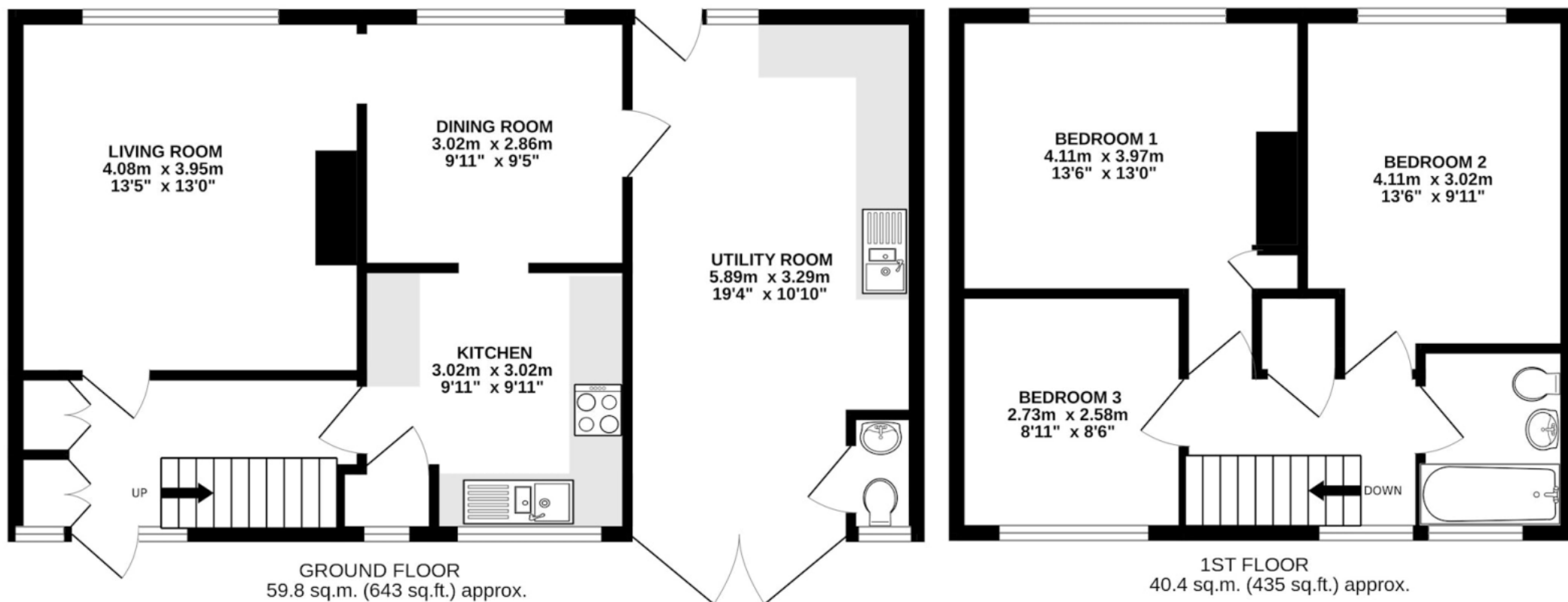
Set in a peaceful South Harpenden location, Grove Avenue is home to a collection of attractive properties on large, private plots.



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 : 100.2 sq.m. (1078 sq.ft.) 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.