



3 Bedrooms



2 Bathrooms



1 Reception



Communal Garden



Garage & Driveway



EPC Band C

Freehold

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

Local Authority:
St Albans District Council



Large mid-terrace townhouse in a prime spot, minutes from High Street.

Description

This terraced home sits in a sought-after location, a few minutes' walk to the High Street, and is offered with no onward chain. The bright, spacious accommodation includes a ground-floor reception room/bedroom three, a shower room, and a storage/utility room with space and plumbing for a washing machine and dryer. The first floor features a double aspect lounge/dining room overlooking well-kept communal gardens, and a fitted kitchen with built-in appliances, including an electric oven and hob, plumbing for a dishwasher, and ample storage. The second floor offers two generously sized bedrooms, a fully tiled family bathroom, and a separate shower cubicle. Outside, there's driveway parking leading to the integral garage, which has light, power, and an up-and-over door. Please note: Photos were taken when the property was vacant.

Location

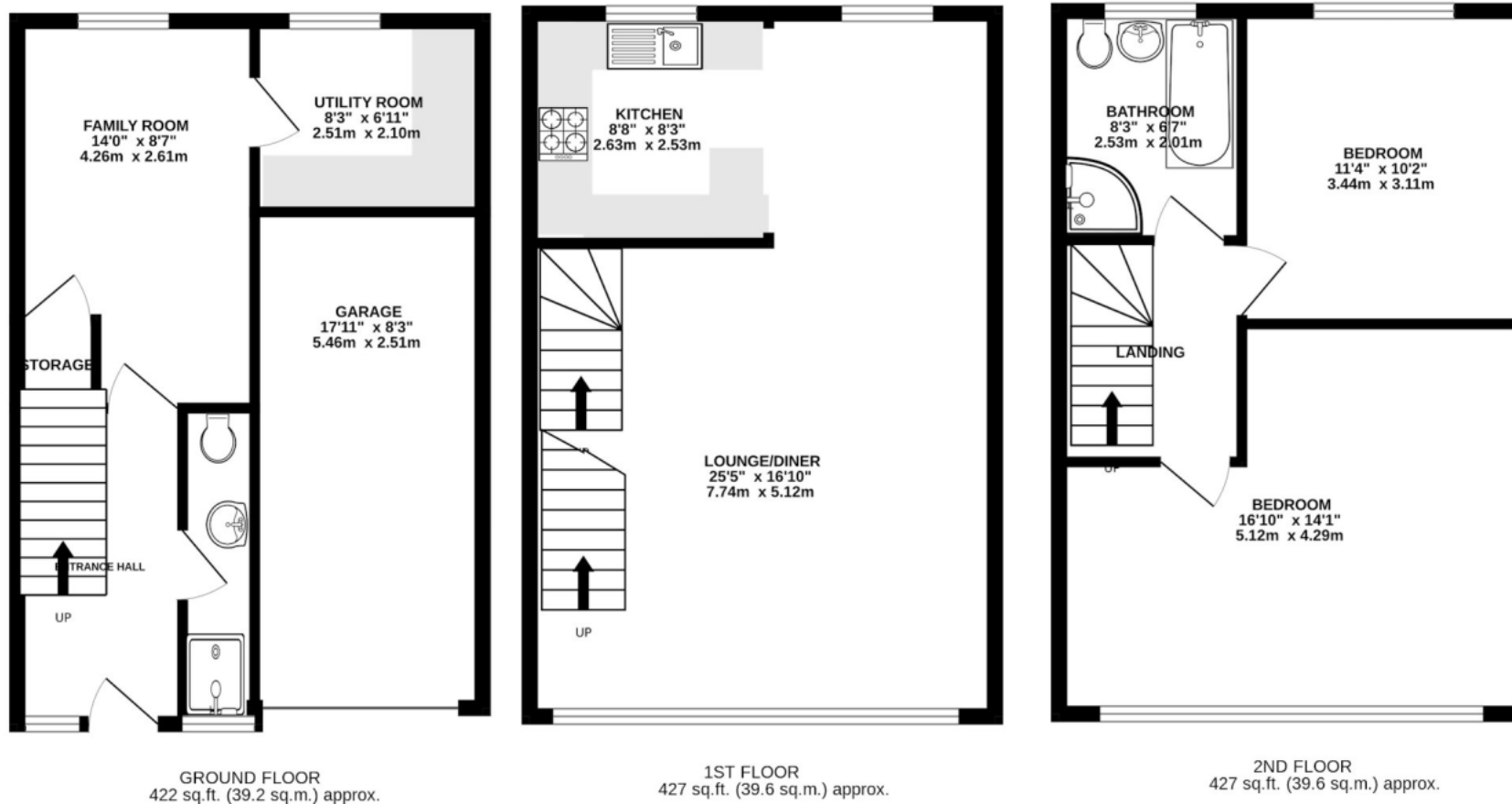
Old Rectory Close offers a tranquil retreat near central amenities and top schools. A short walk takes you to Harpenden Town centre's shops and restaurants, as well as the mainline station with a 30-minute journey to central London.



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 : 1276 sq.ft. (118.5 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.

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.