



3 Bedrooms



2 Bathrooms



2 Receptions



Garage & Driveway

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

Local Authority:
St Albans District Council

 **ashtons**
for life's great moves

Aran Close, Harpenden, AL5 1SW
Guide price of £775,000

Detached 3-bed home in prime Harpenden with views, landscaped garden, and potential to extend (STPP), near outstanding schools.

Description

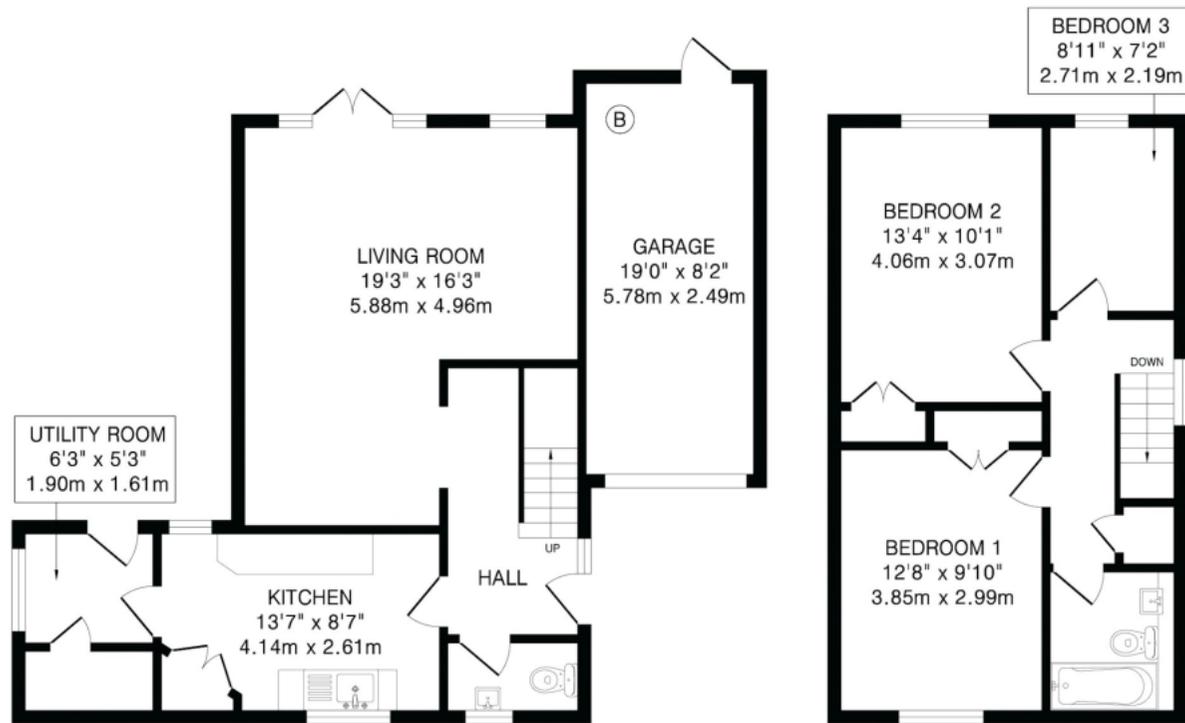
Tucked away in a highly desirable residential close in Harpenden, this detached three-bedroom home offers exceptional potential in one of the town's sought-after locations. Overlooking Cross Farm, it provides a peaceful environment with convenient access to the town centre, station, and outstanding schools. The property features well-proportioned accommodation over two floors, including a spacious dual-aspect living room, separate kitchen with utility room, entrance hall, cloakroom, and integral garage access. Upstairs, three bedrooms and a family bathroom provide practical living space. Though requiring modernisation, it is a blank canvas for creating a bespoke home. There is scope for extension and reconfiguration, subject to planning consents, whether enlarging living areas, converting the garage, or extending. The landscaped rear garden enhances the home's outlook and offers a setting for relaxation and entertaining, with open views adding to the sense of space and privacy.



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.







Ground Floor
714 sq.ft.(66.3 sq.m)approx.

First Floor
460 sq.ft.(42.7sq.m)approx.

TOTAL FLOOR AREA: 1174 sq.ft.(109.0 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.