

 4 Bedrooms

 2 Bathrooms

 3 Receptions

 Private Garden

 Driveway

 EPC Band D

Freehold

Council Tax Band:
F £3,383.72 (2025/26)

Local Authority:
St Albans District Council



Delightful family home in highly sought-after location, offering spacious accommodation throughout.

Description

This spacious semi-detached family home, located in a highly sought after area near Southdown village centre and open countryside, offers superb accommodation over two floors. It features four generous bedrooms, with the Principal boasting an en-suite shower room, plus a family bathroom with an additional shower cubicle, both benefiting from underfloor heating. The ground floor includes three reception rooms, mostly with underfloor heating, such as a dining area and a magnificent open plan family room with bi-fold doors and garden views, leading to a stunning kitchen. The kitchen is well-equipped with a range of fitted storage units, built-in appliances including a dishwasher, microwave, extractor fan, and a cooker recess. The South/Easterly garden includes a garden office on raised decking, lawn, two timber storage sheds, and well-stocked borders. At the front, there is off-street parking for several cars and side access.

Location

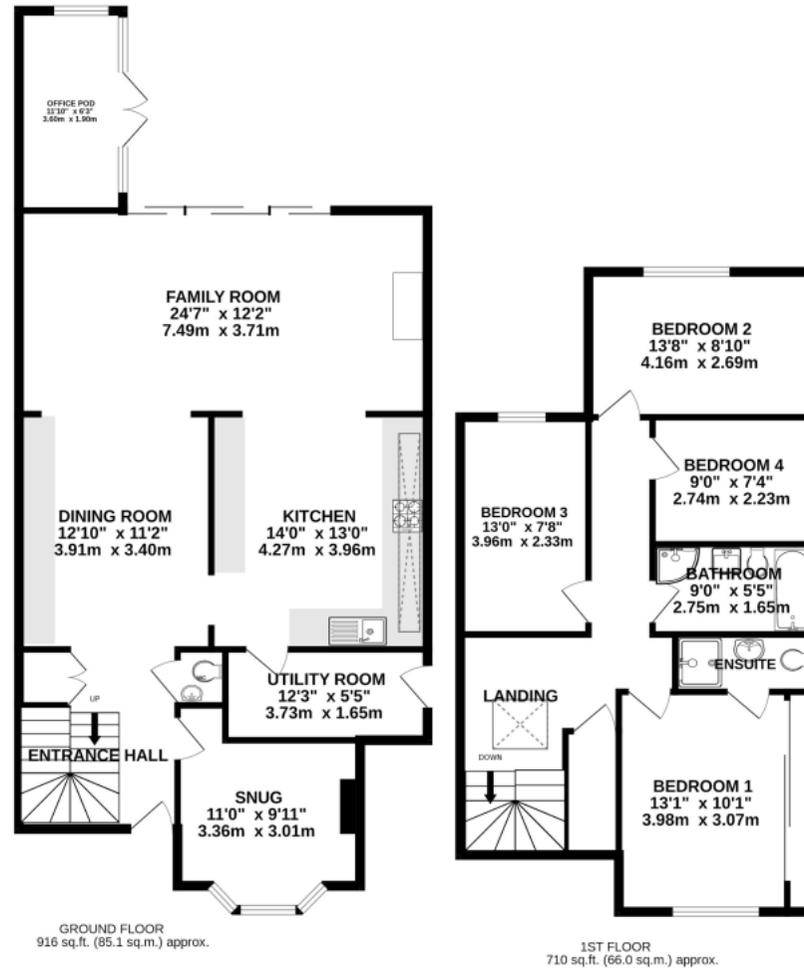
Piggottshill Lane in Harpenden's Southdown area offers proximity to Grove School, major shopping, pubs, and restaurants. Enjoy country walks, local parks, and a 20-minute walk to Harpenden station with direct trains to St Pancras in under 30 minutes.



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: 1626 sq.ft. (151.1 sq.m.) approx.
This floorplan is for illustration purposes only. The measurements and position of each element is 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.