







-  3 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band E



Freehold

Council Tax Band:  
F £3,550.70 (2026/2027)

Local Authority:  
St Albans District Council

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Barnfield Road, Harpenden, AL5 5TN  
**Guide price of £1,150,000**

Three bed detached home on prime Harpenden road, corner plot. Extended with garage & parking. Great scope to modernise & extend (STPP).

### Description

A rare opportunity to acquire this charming three-bedroom detached home on a prominent corner plot in Harpenden's desirable area, offered for the first time in over 60 years. The property boasts versatile accommodation, including a bay-fronted living room, dining room, kitchen with utility area, and an extended family room with garden views. Upstairs are three bedrooms and a family bathroom. Outside, find mature gardens, off-street parking, and a detached garage with an office, perfect for home working. Well-maintained over the years, the home offers scope for extension and modernisation (subject to planning consents). The sizable plot and existing footprint allow for creating a bespoke family home — a blank canvas in a prime location. Conveniently close to Harpenden town centre, the mainline station, and excellent schools, this property holds significant long-term potential. Note that a portion of the garden has been sold off and planning permission is pending for a separate dwelling.

### Location

Barnfield Road is a wonderful central location presenting a characterful range of houses from all the epochs of Harpenden's development. The location is ideally located close to both the renowned Crabtree and The Grove JMI schools.



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  
1146 sq.ft. (106.5 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.

TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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.