
 4 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Driveway

 EPC Band C



Freehold

Council Tax Band:  
E £3,004.44 (2026/2027)

Local Authority:  
St Albans District Council

 **ashtons**  
for life's great moves

Highfield Avenue, Harpenden, AL5 5TZ  
Guide price of £1,200,000

**OPEN DAY 18/04/2026.** Magnificent four bedroom semi-detached family home in a highly sought after location.

### Description

OPEN DAY 18/04/2026. This four-bedroom family home is in a popular area, close to local amenities, excellent schooling and mainline railway station. Arranged over three floors, the spacious accommodation features four good sized bedrooms and a family bathroom, two large reception rooms, a downstairs cloakroom, and a stunning fully fitted kitchen/diner with a central island unit and space for a Range cooker. Built-in appliances include an extractor fan, dishwasher, and fridge/freezer, while the utility room offers extra storage, plumbing for a washing machine, and a wall-mounted combination boiler. The rear garden includes a large paved patio area, a lawn, flower and shrub borders, and a timber garden shed. The front presents a gravelled driveway and attached garage/storage room.

### Location

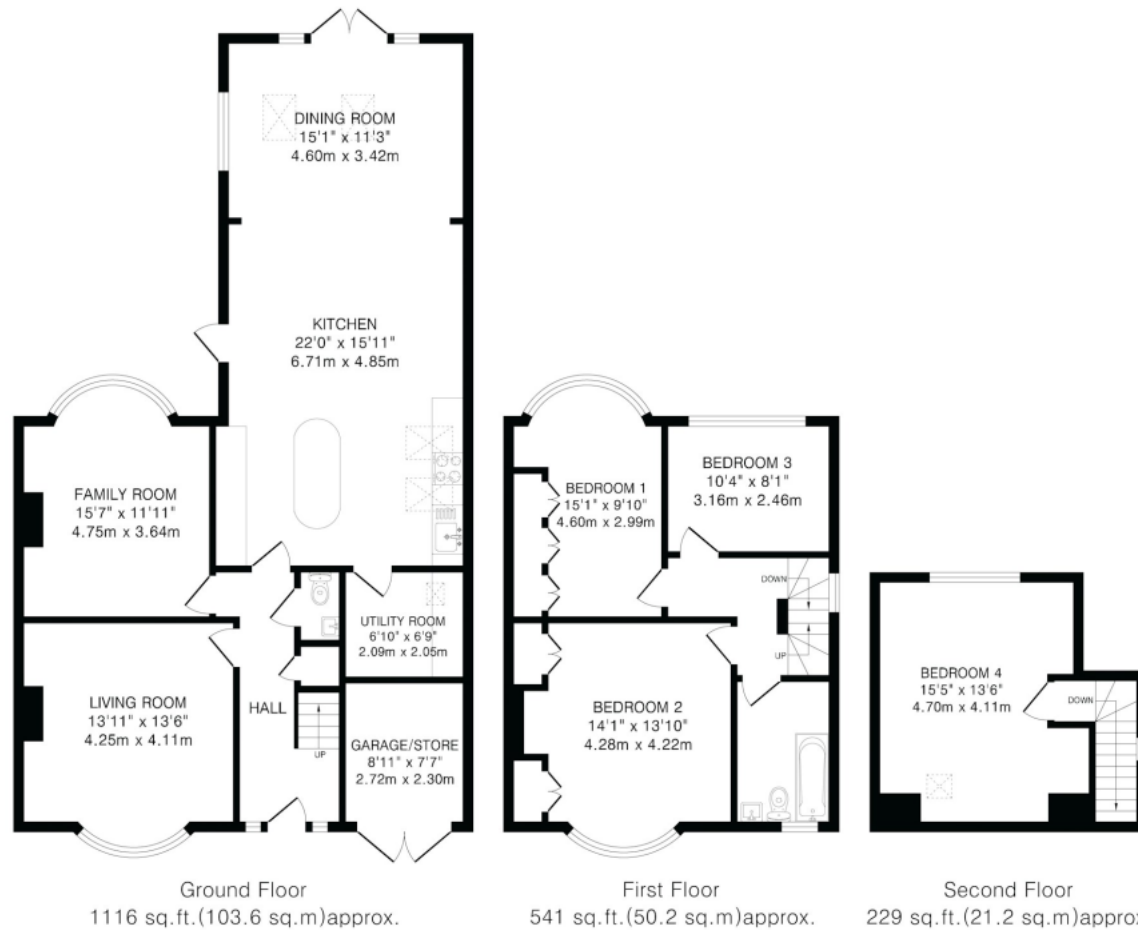
Highfield Avenue is a charming, tree-lined crescent of 1930s homes. Close to Harpenden town centre, top schools, and a direct train to St Pancras. Enjoy nearby Harpenden Common and walk to St Georges, Sir John Lawes, and Katherine Warington Schools.



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.







TOTAL FLOOR AREA: 1886 sq.ft. (175.0 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.