
 4 Bedrooms

 2 Bathrooms

 3 Receptions

 Private Garden

 Driveway

 EPC Band C



Freehold

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

Local Authority:  
St Albans District Council

  
for life's great moves

Courtfields, Harpenden, Hertfordshire, AL5 5RX  
Guide price of £1,095,000

Meticulously refurbished 4-bed family home on sought-after Harpenden road, with 3 receptions, 2 bathrooms, garden, parking, near schools and station.

### Description

This beautifully refurbished and significantly enhanced four-bedroom family home offers over 1,500 sq. ft. of well-balanced accommodation, ideally suited to modern family living. Having undergone a meticulous programme of improvement, the property has also been extended via a single-storey side addition, incorporating a garage conversion to create additional and highly versatile living space. The ground floor is entered via a welcoming entrance hall, complete with a convenient WC and useful understairs storage. To the rear, a spacious living room provides an excellent setting for both everyday living and entertaining, flowing naturally through to a separate dining room. The kitchen is well-appointed with a range of fitted units and ample work surfaces. A key feature is the additional reception space formed by the extension and garage conversion, now a versatile family room. Upstairs, a central landing leads to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom. Externally, the rear garden offers attractive space for outdoor dining, complemented by a useful garden store. The front provides off-road parking for multiple cars.

### Location

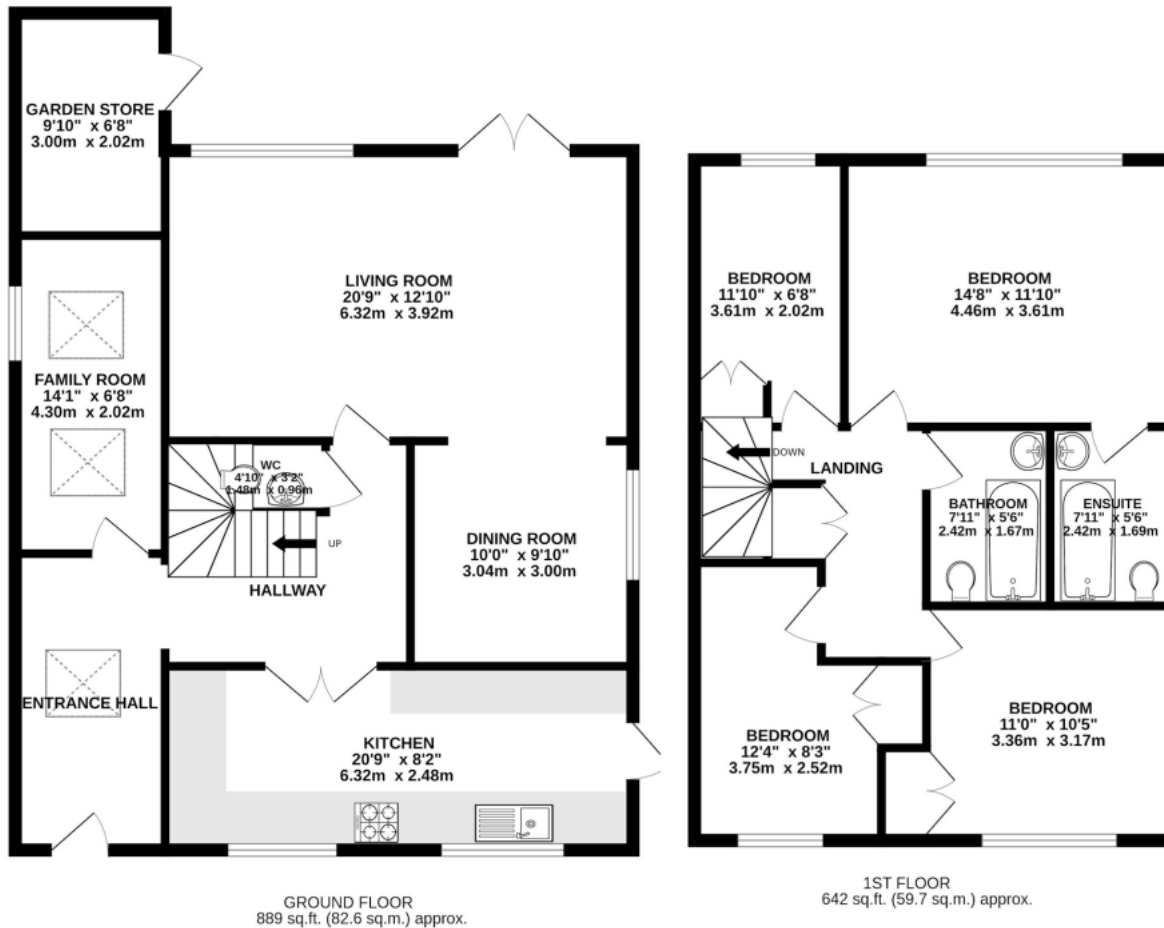
Courtfields is perfect for families with top schools nearby. It's a short walk to the mainline station for easy London access and close to the vibrant town centre with a fantastic range of shops, cafés, restaurants, and leisure facilities.

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 : 1531 sq.ft. (142.2 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.