


 2 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Street Parking

 EPC Band D

Freehold

Council Tax Band:  
D £2,458.18 (2026/2027)

Local Authority:  
St Albans District Council



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Grove Road, Harpenden, Hertfordshire, AL5 1QG  
Guide price of £550,000

Charming 2-bed period cottage, Southdown, Harpenden.  
Bespoke finish, near schools, station & town centre, low-maintenance west-facing garden.

### Description

A beautifully presented two-bedroom end terrace period cottage in the heart of Southdown, perfectly positioned near highly regarded schools and close to Harpenden town centre and the railway station. This charming home has been thoughtfully renovated to an exceptional standard, blending character features with contemporary styling. The accommodation includes a welcoming living room, spacious kitchen and dining room, two well-proportioned bedrooms, and a modern family bathroom. Externally, the property boasts an attractive, low maintenance rear garden with a desirable westerly aspect, ideal for outdoor relaxation and entertaining.

### Location

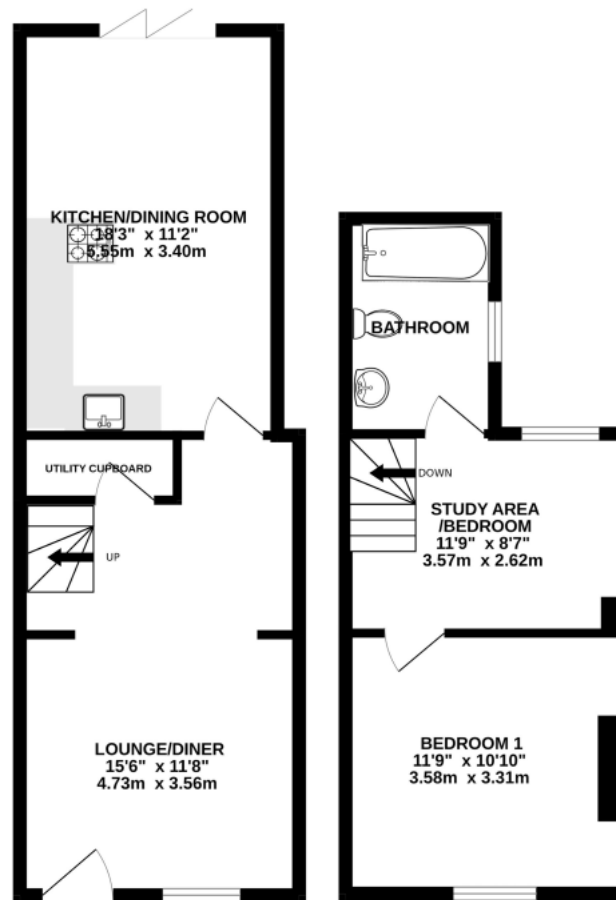
Situated on Harpenden's southern fringes near the excellent Grove School, Southdown offers major shopping facilities, pubs, and restaurants.



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  
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.