



 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Street Parking

 EPC Band D

Freehold

Council Tax Band:
C £2,185.05 (2026/2027)

Local Authority:
St Albans District Council



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Southdown Road, Harpenden, AL5 1QQ
Guide price of £535,000

Charming cottage in Southdown village centre, full of character.

Description

This delightful mid-terrace cottage is superbly positioned, central to Southdown's amenities and within a level walk of Harpenden town centre and the railway station. Arranged over two floors, the first features two good-sized bedrooms with built-in wardrobes and a magnificent shower room. Ladder access leads to the converted loft space, ideal as an office or hobby room. The ground floor offers a front aspect sitting room with engineered wood flooring, leading to a fitted kitchen with storage units, electric oven and hob, extractor fan, ceramic tiled flooring, and a single drainer sink with mixer tap. It opens to the rear gardens. Outside, the South-facing gardens include a raised timber decked suntrap and a lawned area. This cottage benefits from a brick-built self-contained annexe, ideal as a studio or home office.

Location

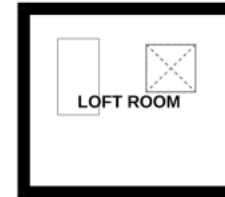
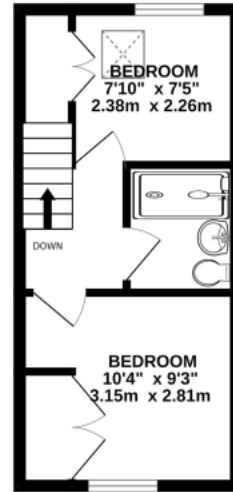
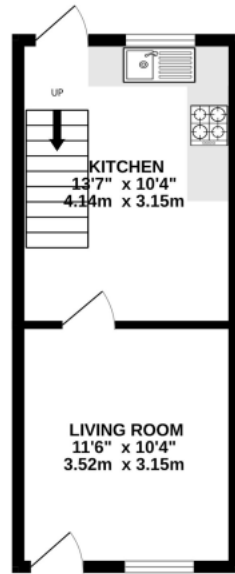
Situated on the southern fringes of Harpenden close to the excellent Grove School, the popular location of Southdown offers major shopping facilities, pubs and restaurants, all within a short walk



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
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.

TOTAL FLOOR AREA : 698 sq.ft. (64.8 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.

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