


 3 Bedrooms

 2 Bathrooms

 3 Receptions

 Private Garden

 Garage & Driveway

 EPC Band D



Freehold

Council Tax Band:  
G £4,096.96 (2026/2027)

Local Authority:  
St Albans District Council

  
for life's great moves

Flowton Grove, Hatching Green, Harpenden, AL5 2JZ  
Guide price of £1,500,000

Rare chance to own a 1,874 sq ft detached bungalow in exclusive Flowton Grove, Hatching Green. Features 3 bedrooms, spacious living, double garage, gardens.

### Description

An impressive detached bungalow of 1,874 sq ft, set in the exclusive cul-de-sac of Flowton Grove, one of Harpenden's premier addresses. Located in the heart of Hatching Green, this substantial home offers spacious, versatile single-storey living, ideal for those looking to downsize without compromise. The accommodation is centred around a welcoming entrance hall, offering a perfect balance of living and bedroom space. A generous dual-aspect living room, bathed in natural light, seamlessly flows into a dining room, ideal for both daily living and entertaining. A separate family room adds extra flexible space, suitable as a snug, garden room, or home office. The well-appointed kitchen/breakfast room is positioned by the dining room, with a separate utility room providing modern family practicality. The bedrooms are impressive; the principal room features fitted wardrobes and a private en-suite. Two further double bedrooms are served by a family bathroom. Externally, the property includes a substantial double garage and a generous driveway with ample parking. The mature gardens offer privacy, enhancing Flowton Grove's peaceful reputation.

### Location

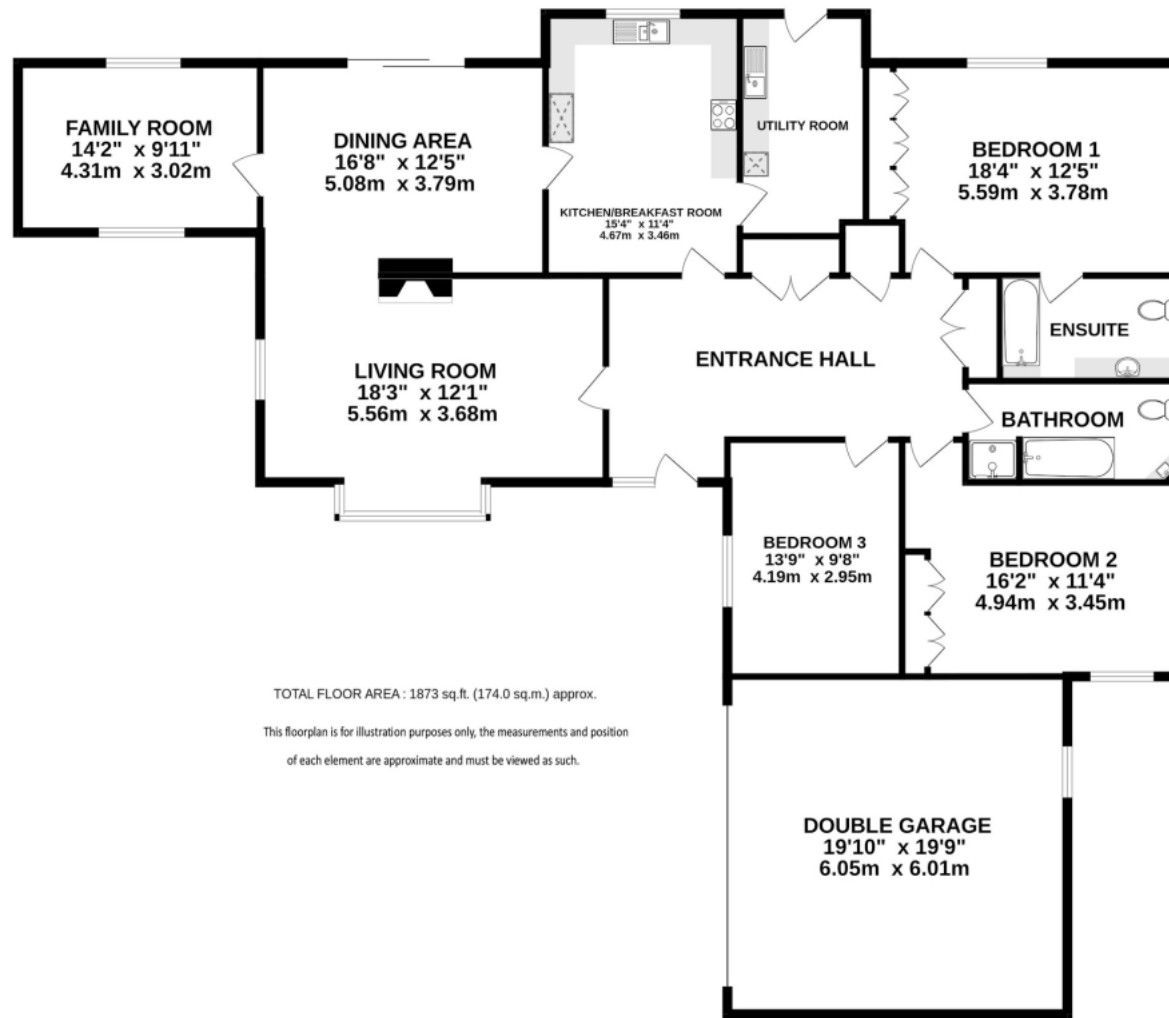
Flowton Grove is an exclusive development of individually designed executive bungalows tucked away within the highly desirable Hatching Green area, widely regarded as the jewel of Harpenden's West Common.

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 : 1873 sq.ft. (174.0 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.