







-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band D



Freehold

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

Local Authority:
St Albans District Council

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Ashley Gardens, Harpenden, AL5 3EY
Guide price of £850,000

4-bed detached home with approved extension plans, garage, driveway & mature garden. Close to Wood End School, Nickey Line, Harpenden town & station.

Description

This exceptional four-bedroom detached family home occupies a highly sought-after residential position, ideally located within walking distance of Harpenden town centre, the mainline railway station, and the picturesque Nickey Line. Perfectly placed for some of the area's most highly regarded schools, including Roundwood Park and Wood End, it is an outstanding opportunity for families. Well maintained yet offering excellent scope for modernisation, it presents buyers with the chance to create a superb long-term family home. Planning permission has been granted for a part single and part two-storey extension, allowing the next owner to enhance living accommodation and value significantly. The accommodation is arranged over two floors, comprising a welcoming entrance hall, spacious dual-aspect living room, separate dining room, fitted kitchen, utility room, and ground floor cloakroom. Upstairs are four well-proportioned bedrooms served by a family bathroom. Externally, the mature rear garden extends to approximately 63 feet in depth, creating a private outdoor space. A generous driveway provides off-street parking, leading to an integral garage, while a lawned frontage enhances kerb appeal. Combining location, generous accommodation, and potential to extend, this is a rare opportunity in one of Harpenden's desirable settings.

Location

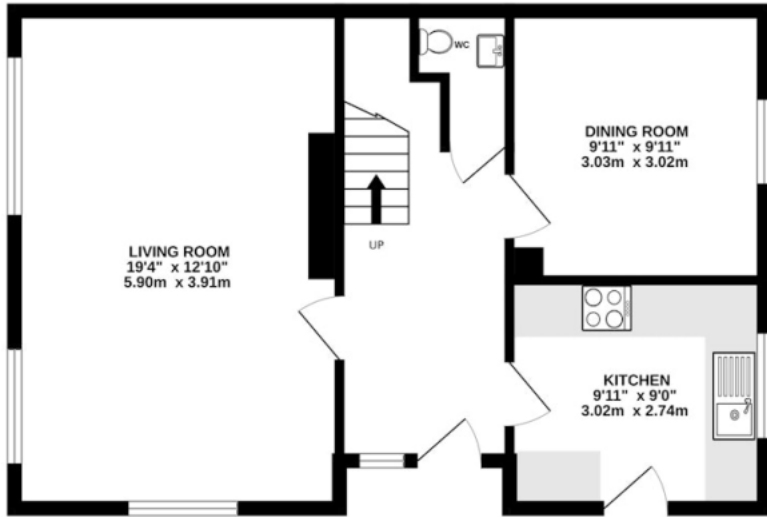
Accessed from either Roundwood Lane or Yeomans Avenue, Ashley Gardens is a peaceful residential road ideal for families. Set back nicely



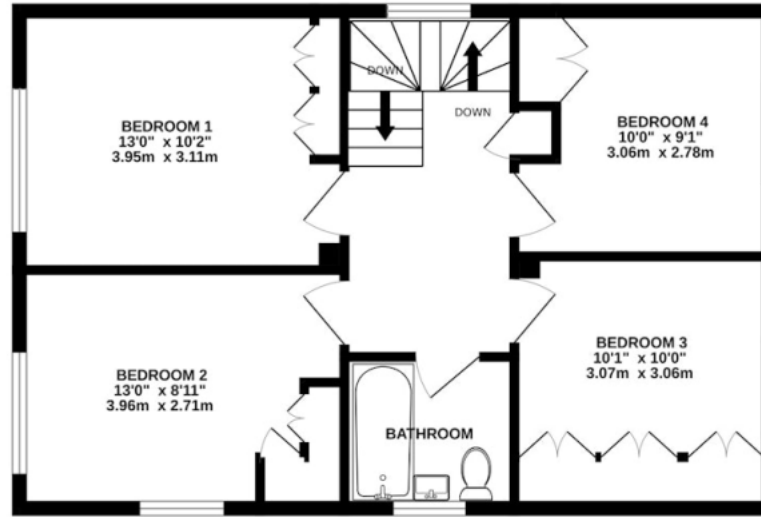
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



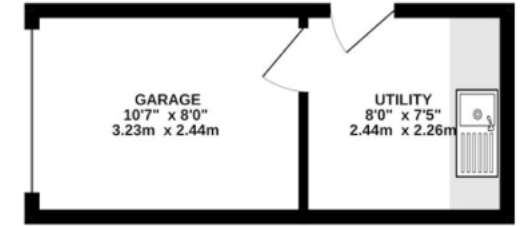




GROUND FLOOR



1ST FLOOR



GARAGE/OUTBUILDING

TOTAL FLOOR AREA : 1302sq.ft. (121.0 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.