

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off Street

 EPC Band C

Freehold

Council Tax Band:  
E £3,004.44 (2026/2027)

Local Authority:  
St Albans District Council



Refurbished 3-bed period home in south Harpenden with open-plan living, low maintenance garden, and rare off-street parking for 2 cars.

### Description

This double-fronted period cottage offers a delightful blend of history and modern comfort. Once part of The George IV pub, it sits in the heart of Harpenden, close to local amenities, schools, and the mainline station. Refurbished by its current owners, it retains traditional charm while providing contemporary living. On the ground floor, an open-plan sitting and dining room creates an inviting space for relaxation and entertainment, flowing naturally towards the rear of the house. The kitchen/breakfast room, fitted with modern units and integrated appliances, features a striking rooflight that floods the area with natural light. A ground floor cloakroom adds practicality. The first floor hosts three bedrooms: a principal bedroom, a double bedroom, and a third versatile room, ideal for various needs, complemented by a stylish family bathroom. Outside, a paved rear garden offers a private space for alfresco dining. With off-street parking for two cars and a charming cottage-style frontage with picket fencing, this property exudes charm.

### Location

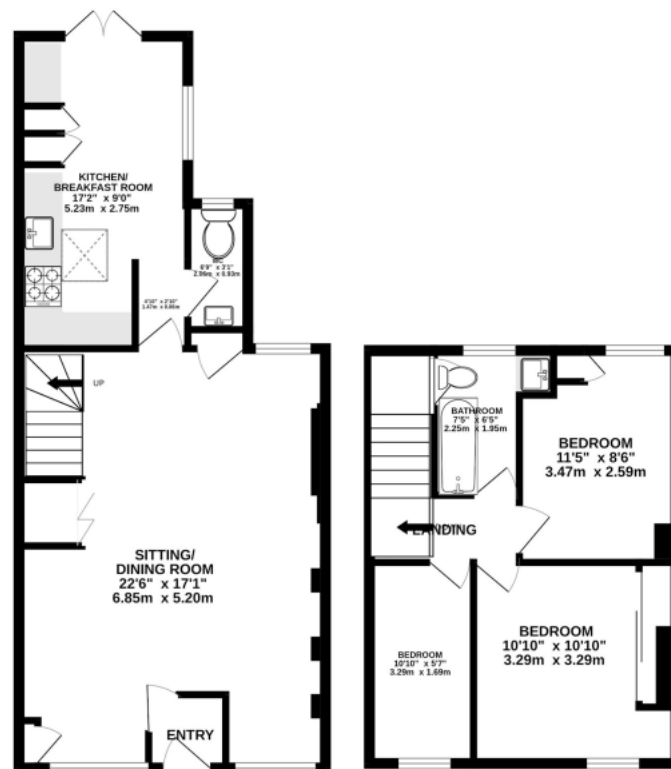
Cravells Road boasts charming character properties, close to Southdown's amenities, East Common walks, and Harpenden Common golf course. Just under a mile to Harpenden town and mainline station, offering London access in under 30 minutes.

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.









CRAVELLS ROAD - HARPENDEN - AL5 1BA  
TOTAL FLOOR AREA : 955sq.ft. (88.7 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.