

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Street Parking

 EPC Band D

Freehold

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

Local Authority:
St Albans District Council



Stunning character cottage near popular schools and Southdown village centre.

Description

A truly charming two-bedroom cottage, beautifully presented throughout and ideally positioned just moments from the village centre. Offering a delightful blend of character, style and modern comfort, this exceptional home is perfect for those seeking property with charm and convenience. The ground floor features a spacious lounge/diner, ideal for relaxing and entertaining, along with a stylish, fully fitted kitchen. A convenient cloakroom and utility room add practicality. To the first floor are two beautifully presented bedrooms, with the principal bedroom featuring fitted wardrobes. Both bedrooms are complemented by an impressive family bathroom, complete with bath and separate shower facilities. Presented in fantastic condition, this delightful cottage is ready to move into, offering a combination of timeless character, contemporary comfort, and an excellent village-centre location. An exceptional home that truly needs to be viewed to be appreciated.

Location

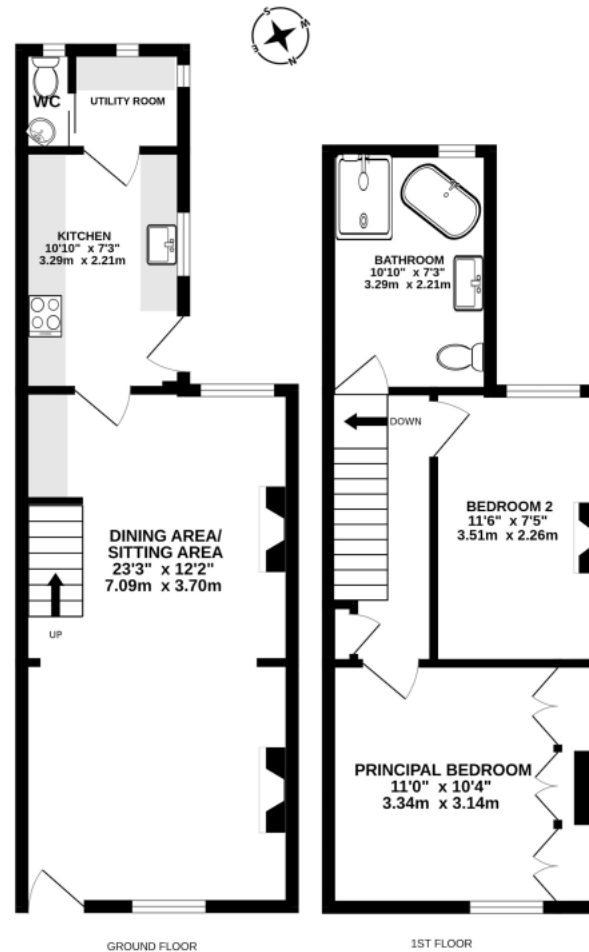
Situated on the southern fringes of Harpenden close to the excellent Grove School, the popular location of Southdown offers major shopping facilities, pubs and restaurants, all within a short walk as are a plethora of country walks.

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

TOTAL FLOOR AREA: 760sq.ft. (70.6 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.