







-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Residence Parking
-  EPC Band D



Freehold

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

Local Authority:  
St Albans District Council

This stunning four bedroom Edwardian semi-detached home offers a superb blend of character, style and contemporary layout

### Description

This stunning Edwardian family home, beautifully finished and improved by the current owners, combines period features with contemporary additions and is spread over three floors. The accommodation includes an entrance hall leading to an exquisitely presented open plan kitchen/dining room with a character fireplace and wood flooring. There's a separate utility room and downstairs WC. At the back is a generous living room with a wood-burning stove and a further reception room. On the first floor, there are three well-proportioned bedrooms and a four-piece family bathroom. The principal bedroom is on the second floor, with fitted wardrobes and a stunning en-suite shower room. Externally, there's a pretty front garden with established shrubs and a quarry tiled pathway. Secure gated access leads to a patio and lawned garden with mature plant borders. A versatile studio/home office, complete with power and lighting, sits at the garden's end. This character home is ideally located for the station, town centre and local schooling.

### Location

Harpenden's 'Poets' area is an exclusive setting, fusing a charming assortment of characterful homes from all epochs of Harpenden's development.



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 : 1665sq.ft. (154.7 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.