 3 bedrooms

 1 bathroom

 2 receptions

 Private Garden

 Driveway

 EPC Band D

Freehold

Council Tax Band:  
D £2,342.57 (25/26)

Local Authority:  
St Albans District Council





Three bedroom semi-detached home on a popular road, ideal for schooling and near the stunning Hertfordshire countryside.

### Description

Nestled along a quiet and sought-after road in Harpenden, this charming three-bedroom semi-detached home offers a wonderful blend of comfort, potential, and location. Moments from the picturesque Hertfordshire countryside, it provides a peaceful retreat close to local amenities and schools. The ground floor welcomes you with an inviting entrance hall leading to a bright dining room with double doors to sunny gardens, perfect for entertaining. Off the hallway is a spacious living room ideal for relaxing. The kitchen includes a separate utility area, and a family bathroom on the ground floor adds convenience. Upstairs, find three well-proportioned bedrooms with a light and airy feel. Occupying a generous plot, the property boasts ample driveway parking and a beautifully sized rear garden of approximately 70 feet with a workshop. There's potential to extend, subject to planning permissions, making it ideal for growing families or those seeking extra space.

### Location

Milford Hill, east of Harpenden, is just over a mile from the station and town centre. Ideal for families, with local shops, top schools, parks, and the Lea Valley Nature Reserve nearby—perfect for those seeking convenience and green space.



Buyers Information: - 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.

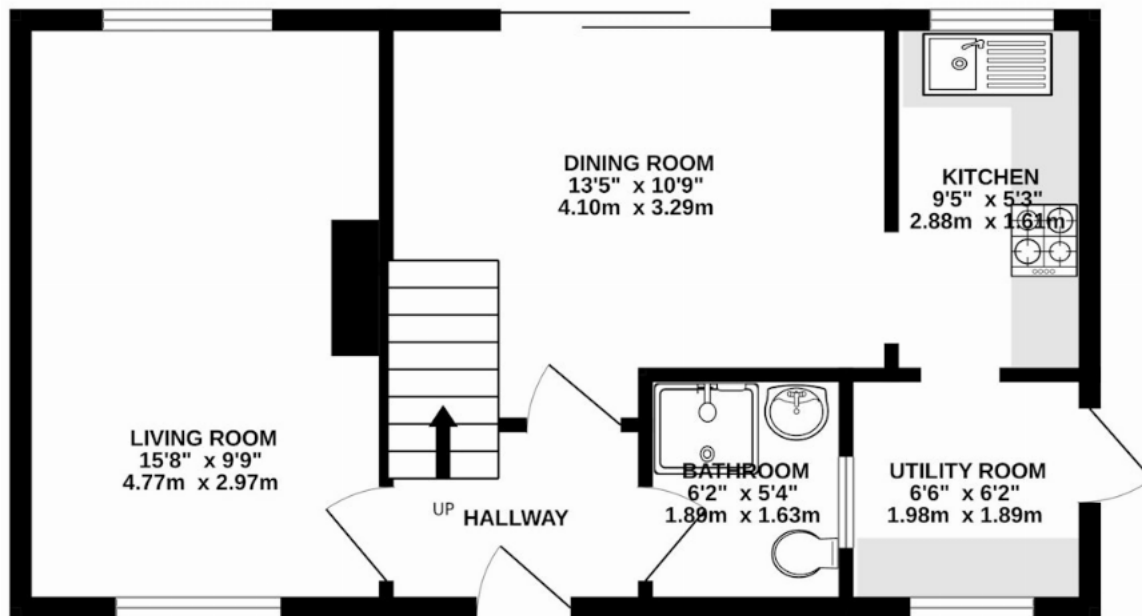




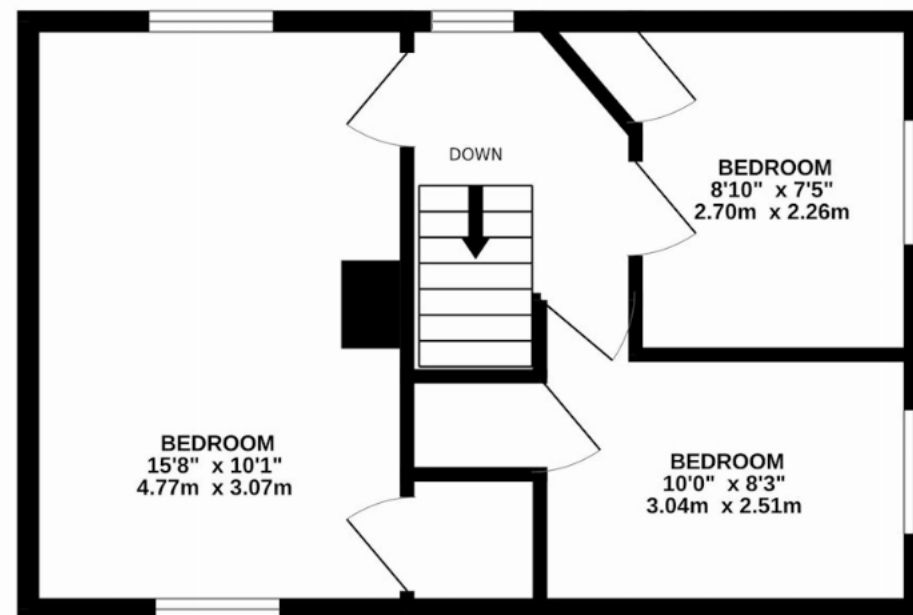








**GROUND FLOOR**  
441 sq.ft. (41.0 sq.m.) approx.



**1ST FLOOR**  
366 sq.ft. (34.0 sq.m.) approx.

**TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.