
 4 bedrooms

 2 bathrooms

 2 receptions

 EPC Band C

Freehold

Council Tax Band:  
F £3,383.72 (25/26)

Local Authority:  
St Albans District Council





Beautifully presented 4-bed semi-detached home with generous, modern family living. Stylish layout, stunning 100ft south-facing garden on a popular road in South Harpenden.

### Description

This beautifully presented home is thoughtfully arranged for modern family living. A generous entrance hall welcomes you, leading to a bright living room at the front. Double doors open into a stunning open-plan kitchen and dining area, featuring a central island and ample entertaining space. Bi-folding doors extend to a south-facing garden that enjoys all-day natural light. A versatile second reception room, currently a study, offers additional living or working space, complemented by a handy downstairs WC and separate utility room. Upstairs, find four well-proportioned bedrooms, including a spacious principal bedroom with an en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Outside, benefit from ample off-street parking at the front. The private rear garden stretches approximately 100 feet and features a superb garden cabin, perfect for a home office, gym, or studio. Situated in a sought-after part of town, this exceptional family home combines comfort, style, and practicality.



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.

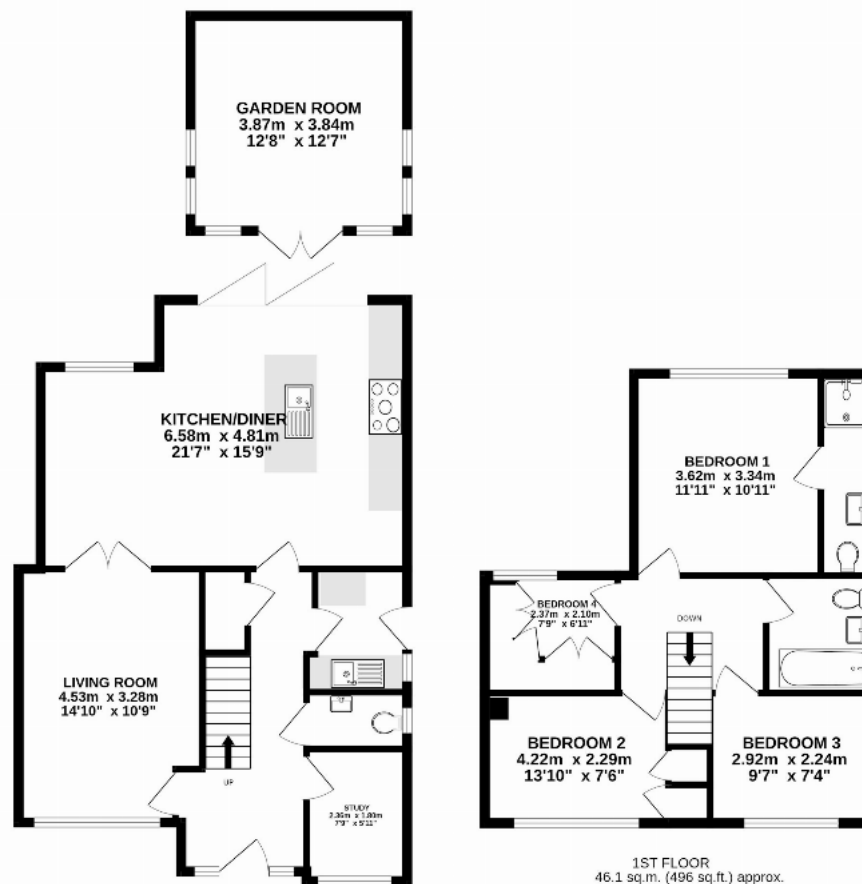












TOTAL FLOOR AREA: 125.2 sq.m. (1347 sq.ft.) approx.

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.