



3 Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Off Street Parking



60ft



EPC Band D

Council Tax  
Band: D £2,229.54  
April 24/March 25  
Local Authority  
St Albans District Council

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Glemsford Drive, Harpenden, AL5 5RB  
Guide Price £625,000 Freehold

## Glemsford Drive, Harpenden

A spacious three bedroom family home situated in this very popular position for excellent schooling.

Offered chain free.

### Description

Set in a quiet cul-de-sac, this three-bedroom family home provides an excellent space for the growing family.

The accommodation comprises an entrance hall, downstairs cloakroom, three spacious bedrooms and en-suite shower room, family bathroom and large lounge/dining room with exposed timber flooring.

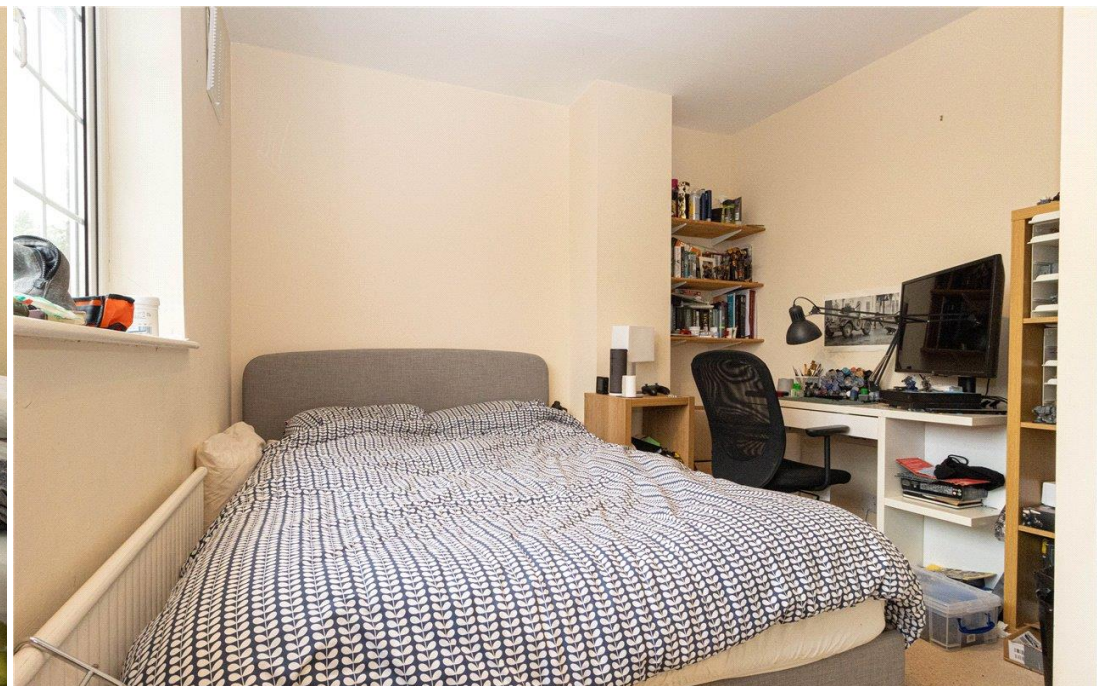
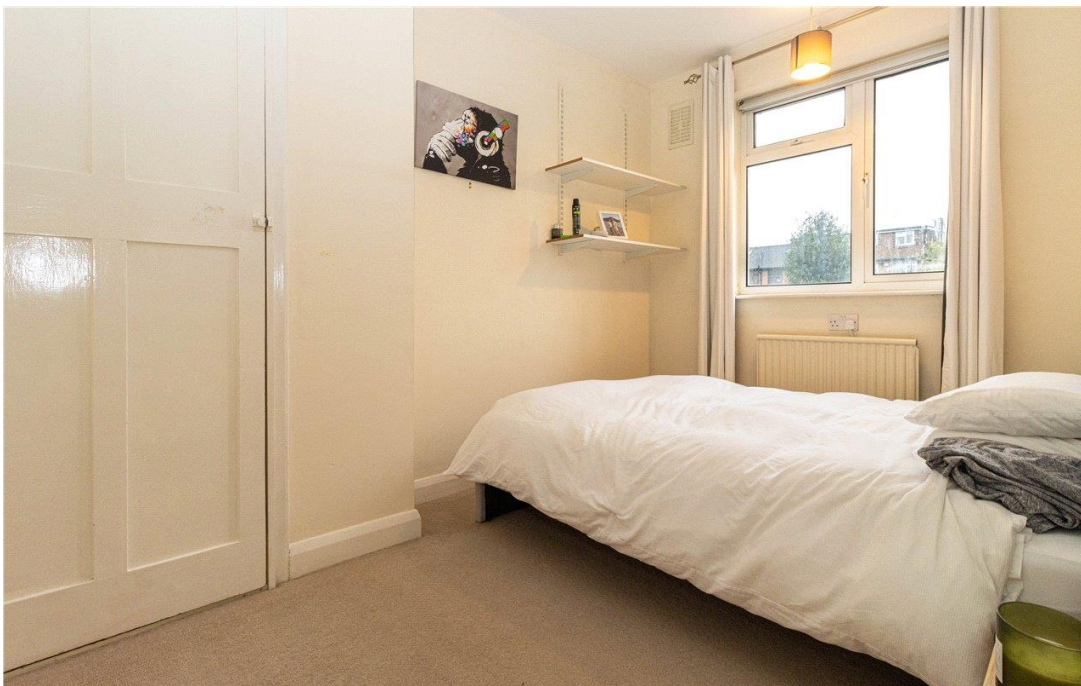
Overlooking the gardens is the extended kitchen/breakfast room which has a range of built in storage cupboards and drawers as well as dishwasher, extractor fan and ceramic tiled flooring.

The Southerly aspect gardens measure approximately 60ft in depth and comprise a paved entertaining patio area with the remainder being laid to lawn with a timber-built garden storage shed.

### Location

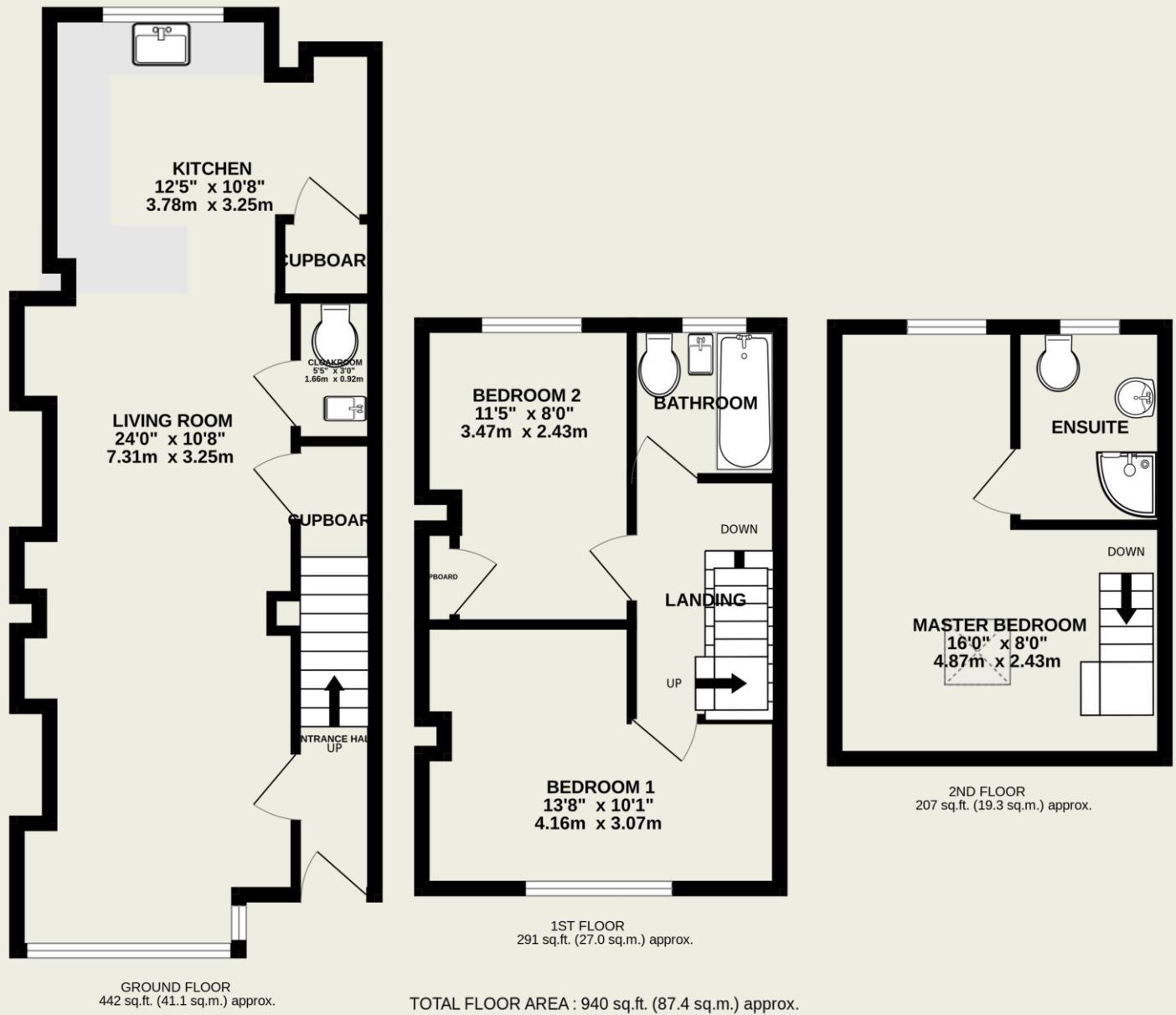
Glemsford Drive is a marvellous and peaceful location offering a pleasant assortment of homes approximately a mile to Harpenden's mainline station providing access to St Pancras in less than 30 minutes. The property is also ideally located for Harpenden's abundant riches for schooling to include Crabtree School which is literally a few minutes' walk away and Sir John Lawes, St George's and Katherine Warington Secondary School. The open spaces of the Lea Valley nature reserve are close by with a fine park and charming walks down both the river and the public footpath that was once the Swann Line railway. A wonderful setting for family life.





**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 2021 equated to £48.36 per referral.



This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.