
 4 Bedrooms

 3 Bath/Shower Rooms

 2 Reception Rooms

 Garage

 60ft

 EPC Band D

Council Tax  
Band: E £2,725.00  
April 24/March 25  
Local Authority  
St Albans District Council

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**Kinsbourne Close, Harpenden, AL5 3PB**  
**Guide Price £939,950 Freehold**

## Kinsbourne Close, Harpenden

Immaculately presented four bedroom detached family home finished to a high specification throughout and enjoying a peaceful cul-de-sac location. Potential to extend subject to the usual planning consents.

### Description

This magnificent detached family home has been the subject of a complete transformation by the current vendors and boasts wonderful bright, airy and spacious accommodation throughout as well as being located within the prestigious location of Kinsbourne.

The impeccable accommodation is arranged over two floors and comprises a wonderful principal bedroom with ensuite shower room, two further bedrooms and family bathroom.

On the ground floor is a double aspect living room, wonderful fully fitted kitchen/family room, downstairs shower room and additional versatile family room/bedroom 4 with access to the gardens.

Outside, the secluded Southerly aspect gardens measure approximately 60ft in depth and have a large paved entertaining patio and steps to a timber built decking area and hot-tub.

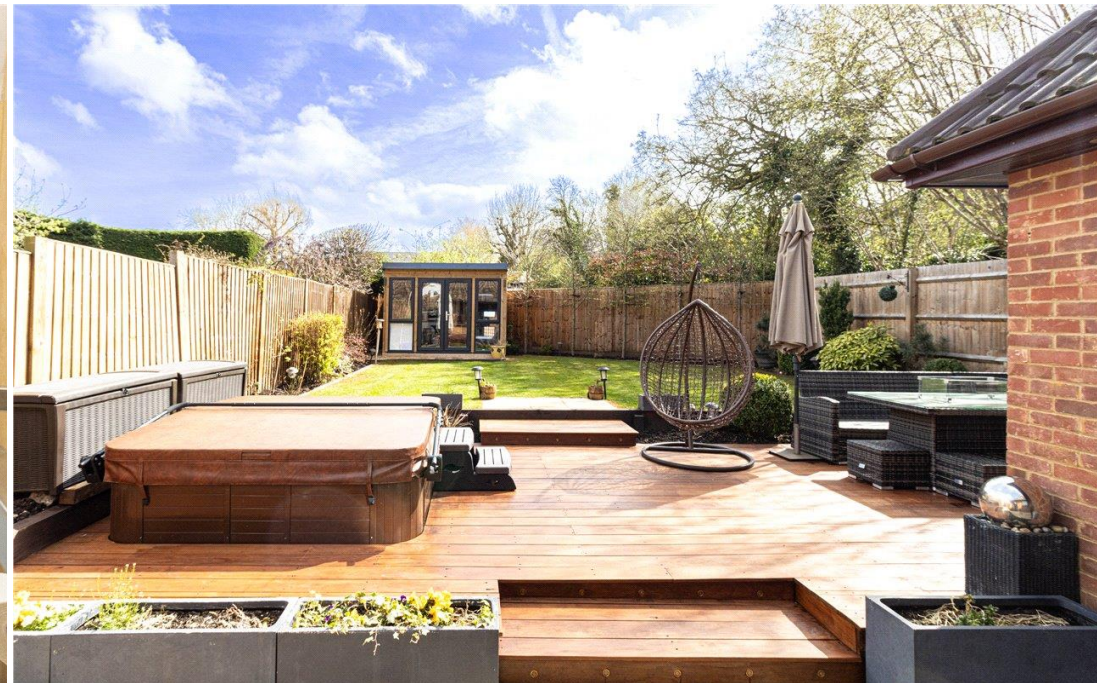
The remainder is laid mostly to lawn with surrounding stocked flower and shrub borders as well as an excellent garden office/Summer House with further garden shed located behind.

At the front is a driveway leading to an integral garage with light, power and powered up and over door.

### Location

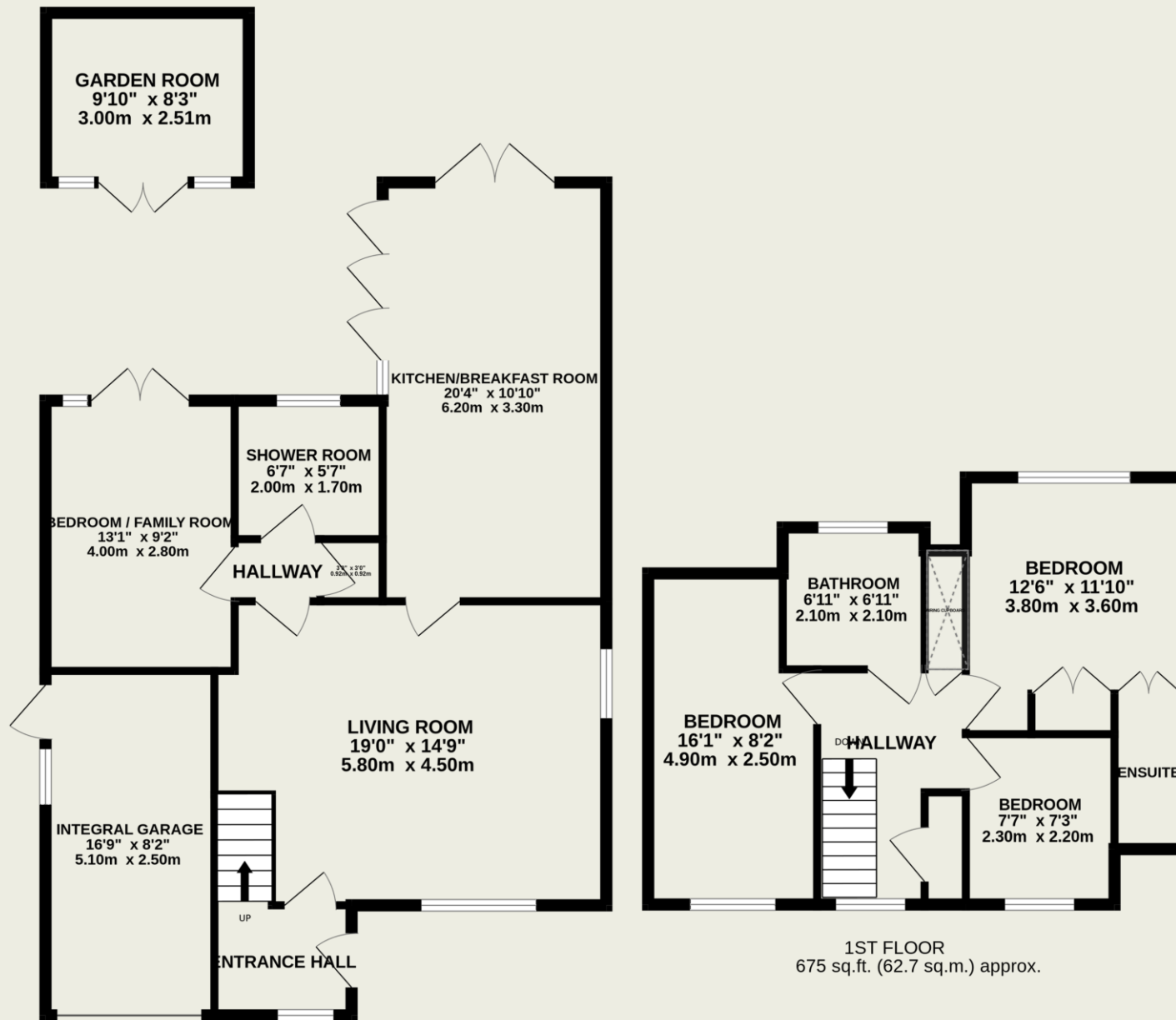
Kinsbourne Close is a pleasant cul-de-sac situated close to the glorious open spaces of Kinsbourne Green and represents a peaceful location for family life with fantastic countryside literally on the doorstep. Close to the renowned Wood End school and within a walk of the excellent Roundwood Park secondary school this is an excellent location for guaranteeing Harpenden's schooling.





**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.



TOTAL FLOOR AREA : 1799sq.ft. (167.1 sq.m.) approx.

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