

3 Bedrooms



7 1 Bath/Shower Room



**2 Reception Rooms** 



**Off Street Parking** 



Private Garden



EPC Band E

**Council Tax** Band: E £2,634.03 April 24/March 25 **Local Authority** St Albans District Council





## Harpenden Road, St. Albans

A three bedroom semi-detached house with a west facing garden. Offering exciting scope for improvement or extension, this property is within walking distance of St Albans Girls School and is offered to the market with no onward chain.



Unextended

1920's with Bay Windows to the front

Potential to extend STPP

Catchment for excellent schooling

1.5 Miles to St Albans Station

80ft Garden

## **Description**

With opportunities to acquire unextended period homes becoming increasingly rare, this semi-detached property presents a great opportunity to create a sizeable home subject to the usual planning consents.

The house is set back from the road on a corner plot, with a front garden and a driveway providing off-street parking. With a configuration of rooms typical of the 1920s, the ground floor layout has two good sized reception rooms, one with a curved bay window to the front of the house, and the other with glazed double doors to the garden. The kitchen is to the rear and has a door to the side of the property where space to the side may offer scope for extension.

Stairs lead from the hall to the first floor where there are three bedrooms, two of which are doubles, and the largest of which has a bay window. A bathroom completes the accommodation on this floor.

The west facing garden is a good size, and mature trees and shrubs give it a good level of privacy.

## Location

The property is positioned to the north of St Albans and is close to the wide range of amenities in the city centre. The mainline station is within walking distance as are several highly regarded schools.









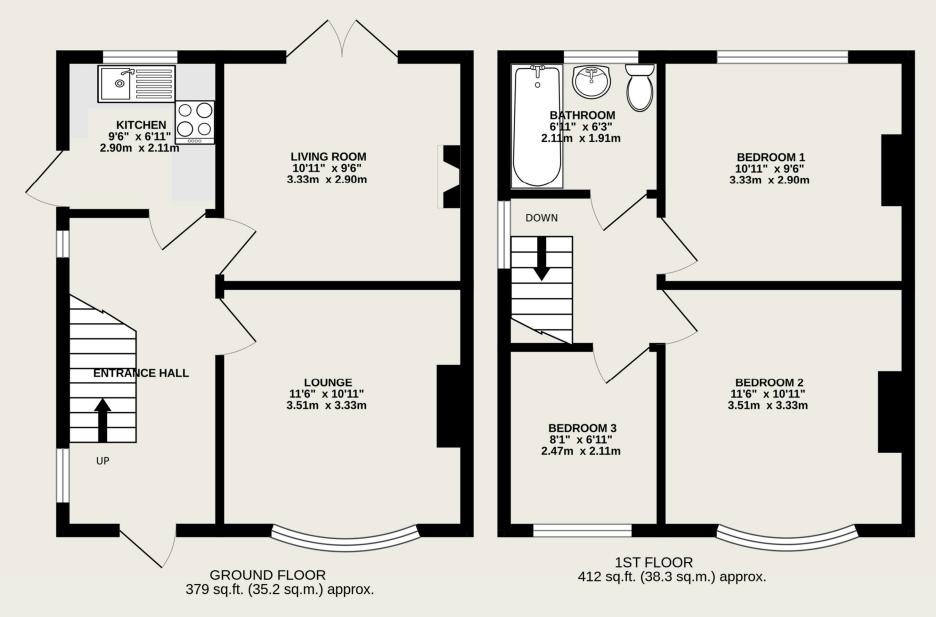






## Important Information

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 persentation 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: 791 sq.ft. (73.5 sq.m.) approx.

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