



3 Bedrooms



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

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FRANCIS AVENUE

Harpenden Road, St. Albans, AL3 6BY  
Guide Price £695,000 Freehold



## 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.

- 📈 Corner Plot
- 📈 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.



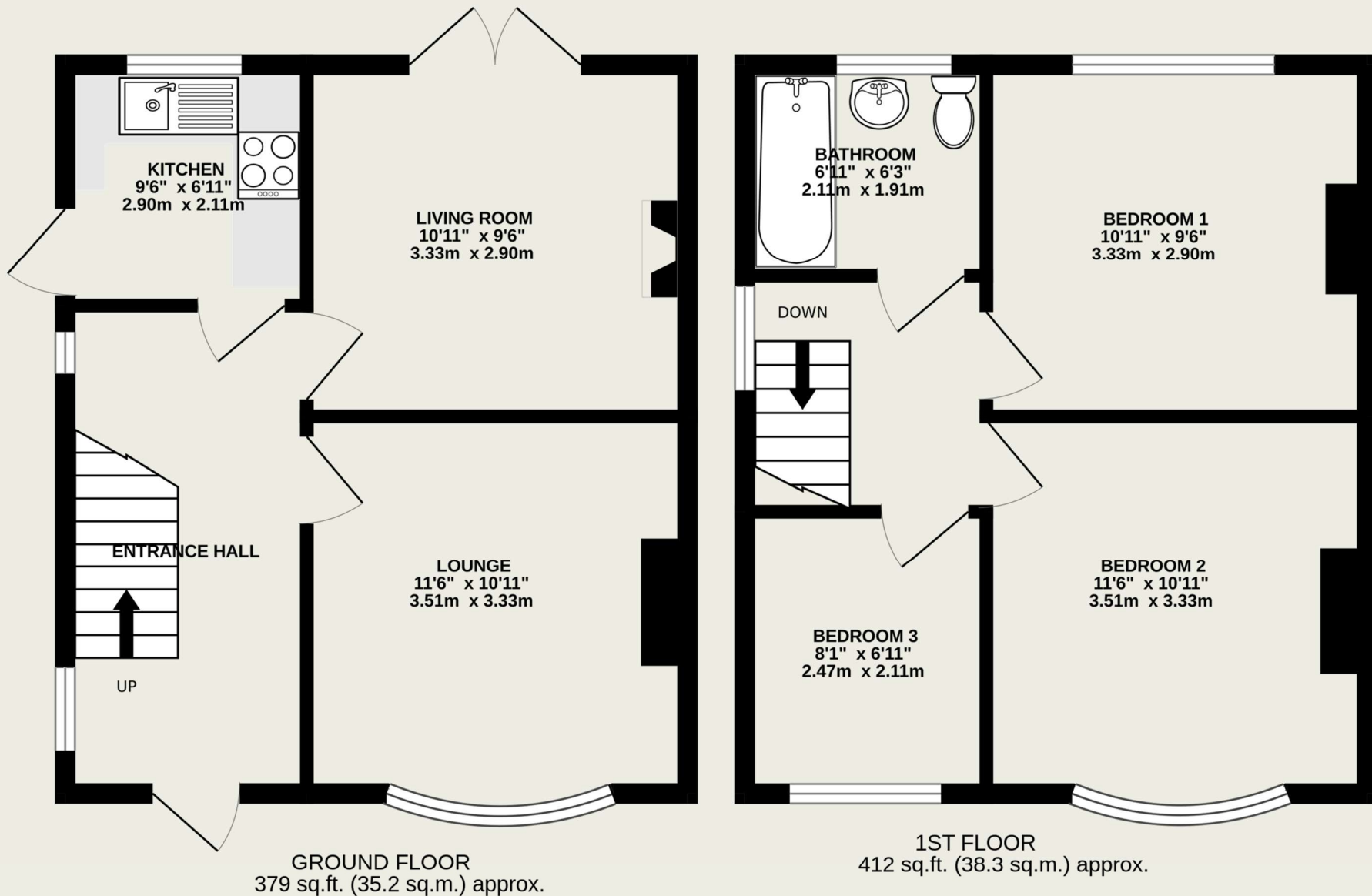




**Important Information**

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TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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