



4 Bedrooms



1 Bath/Shower Room



2 Reception Rooms



Garage & Off-Street  
Parking



Private Garden



EPC Band D

Council Tax  
Band: F £3,220.45  
April 24/March 25  
Local Authority  
St Albans District Council



**Carisbrooke Road, Harpenden, AL5 5QS**  
**Guide Price £1,100,000 Freehold**

## Carisbrooke Road, Harpenden

A spacious four bedroom semi-detached home in this prized central setting close to excellent schools.

### Description

This charming character home has been lovingly cared for by our current clients and presents a wonderful balance of space to suit the demands of a growing family.

The accommodation comprises on the ground floor, an entrance hall with stairs to the first floor, there is a lounge to the front overlooking this charming street scene and a capacious kitchen-family room at the rear which provides the focal point of this wonderful home. Doors from the kitchen lead to a rear lobby, with a WC and access to an extended playroom.

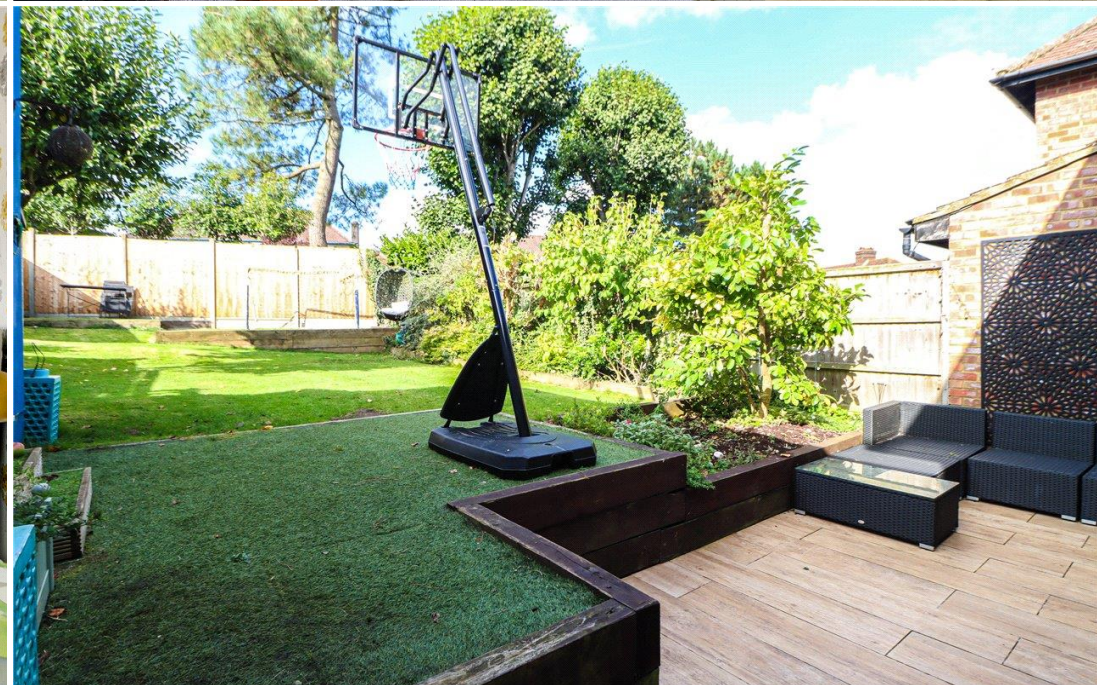
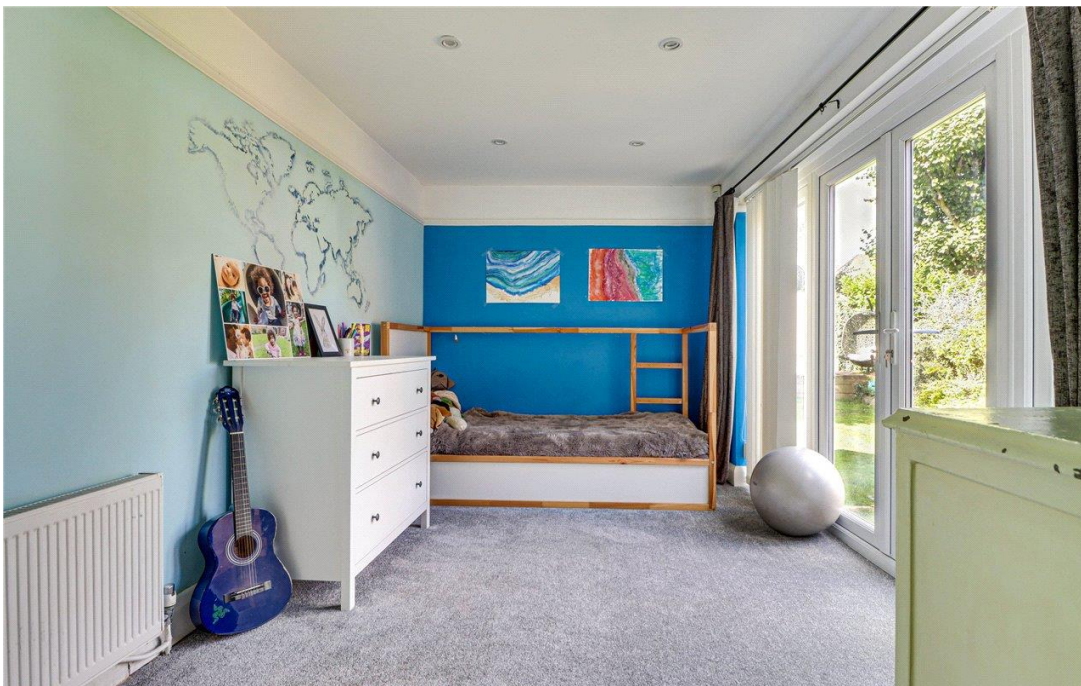
The first floor presents four bedrooms that are serviced by a family bathroom and there is a pull-down ladder to a very handy loft room.

Externally the house presents generous off-road parking to the front with access to an integral garage. To the rear the neatly landscaped garden provides an area for outdoor dining and a private lawned garden. This is an excellent home for any stage of family life!

### Location

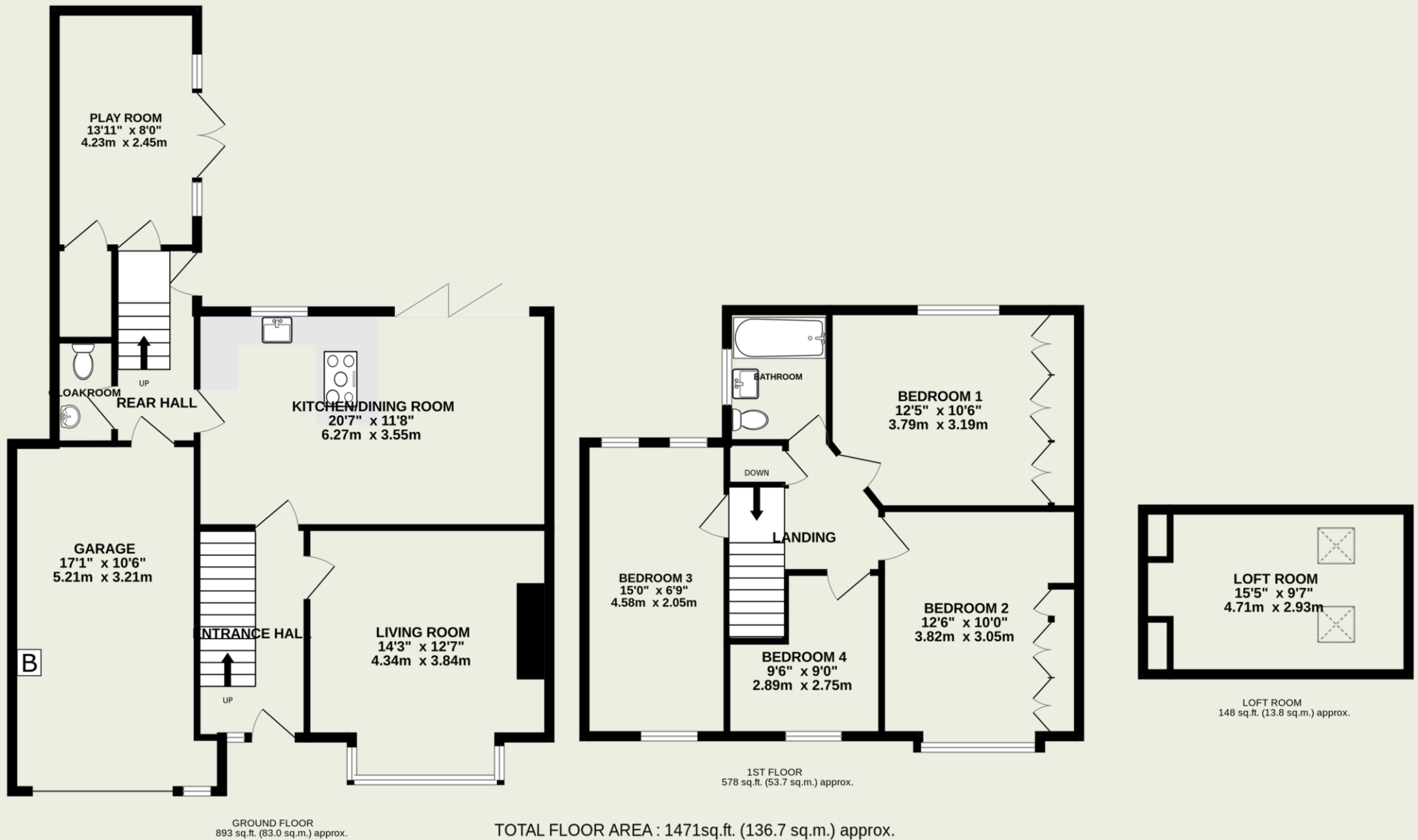
Carisbrooke Road is a peaceful crescent in the centre of Harpenden mid-way between the excellent Sir John Lawes and Crabtree schools. The mature setting provides a characterful mix of houses built from the early 1900's on and set on mature and private plots. Harpenden's capital connect rail service is just under a 12 minute stroll and the Victorian tree-lined town centre is also within a short walk. The green spaces of the Lea-valley nature reserve and 'Swan Line' river walk are both just moments away.





**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.



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