



3 Bedrooms



1 Bath/Shower Room



1 Reception Room



Garage



Private Garden



EPC Band D

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

 **ashtons**
for life's great moves



Englehurst, Harpenden, AL5 5SQ
Guide Price £595,000 Freehold

Englehurst, Harpenden

A practical three bedroom home with scope to extend that presents a good balance of space and whilst clean and tidy would benefit from a degree of modernisation.

- 🏡 Mid terraced three bedroom
- 🏡 Lounge with views out over the rear garden
- 🏡 Catchment to excellent schooling
- 🏡 Downstairs cloakroom
- 🏡 1 mile to Harpenden Station
- 🏡 Potential to extend STPP
- 🏡 Quiet cul de sac location

Description

This three bedroom 1970's terraced home is brought to the market for the first time since new and whilst generally well maintained does present the opportunity for modernisation, with the potential to extend and enlarge as other homes in the area have done subject to the usual planning consents.

The accommodation comprises on the ground floor; an entrance hall with doors to the kitchen that overlooks this peaceful street scene. There is a lounge diner that spans the rear of the house and overlooks the rear garden.

Upstairs three well-proportioned bedrooms are serviced by the family bathroom.

There is a semi integral garage for storage and off-road parking.

Offered to the market with no onward chain this is a unique opportunity to create your first family home with scope to enlarge if required in the future.

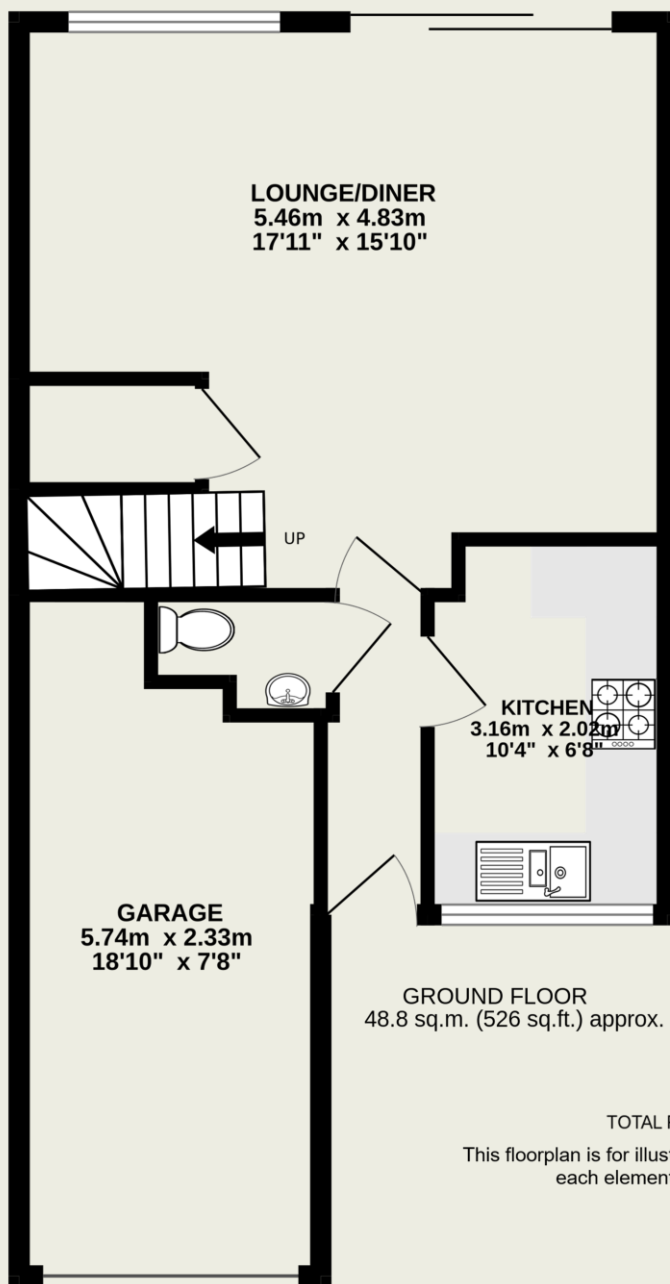
Location

In the heart of Aldwickbury Crescent and just moments from Crabtree and High Beeches schools, Englehurst is a beautifully tucked away cul-de-sac accessed off Aldwickbury Crescent making it a peaceful family location less than a mile from the town centre. Harpenden mainline station is also within a short stroll providing access to central London in around thirty minutes.

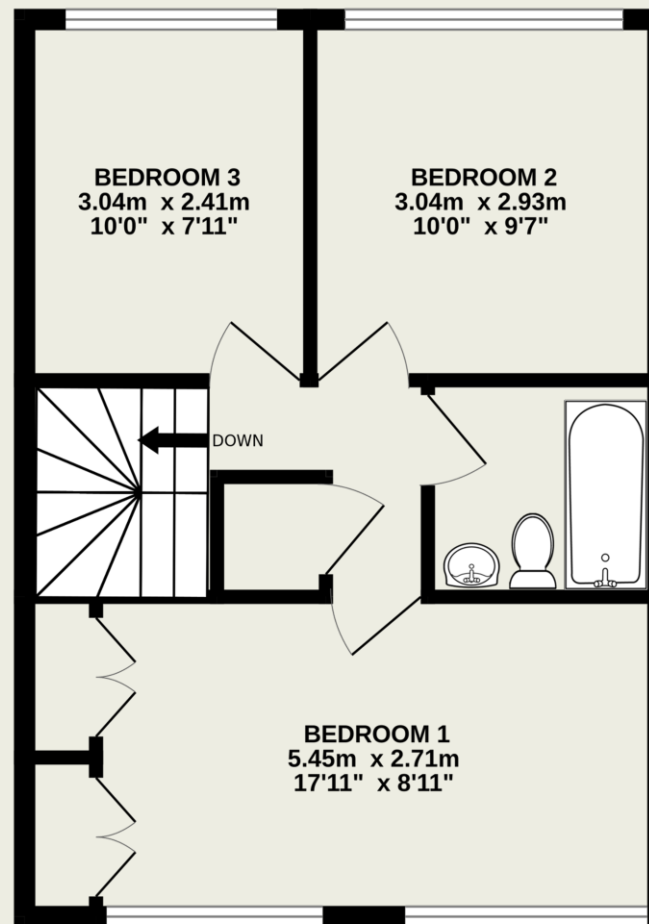




Important Information



GROUND FLOOR
48.8 sq.m. (526 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.

TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) approx.

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