



3 Bedrooms

Garage

EPC Band D

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

1 Bath/Shower Room

1 Reception Room

**Private Garden** 



## 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.



Lounge with views out over the rear garden

Catchment to excellent schooling

Downstairs cloakroom

🛕 1 mile to Harpenden Station

Potential to extend STPP

**Q**uiet 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 culde-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

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