



5 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off Street Parking



Private Garden



EPC Band C

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

 **ashtons**
for life's great moves



Grove Avenue, Harpenden, AL5 1HA
Asking Price £825,000 Freehold

Grove Avenue, Harpenden

This spacious family home has been lovingly extended and updated by the current owners to produce a home of enviable size and quality.

- 🏡 Extended five bedroom semi-detached home
- 🏡 Catchment for excellent schooling
- 🏡 Open plan family/dining room
- 🏡 Close to open countryside
- 🏡 Large eaves storage ideal for children's play area
- 🏡 1.4 miles to Harpenden station
- 🏡 0.5 miles to Southdown shops

Description

There are five bedrooms in all, with two bedrooms on the second floor serviced by a shower room. Three bedrooms on the first floor and a handy additional walk in storage space and family bathroom. Downstairs features a welcoming entrance hall, a large kitchen-diner that opens through to a family space and dining room, a separate living room and a handy additional study area complete the ground floor. There is off street parking to the front. The road presents a peaceful setting for family life with a pleasant garden to the rear and excellent schools literally around the corner.

Location

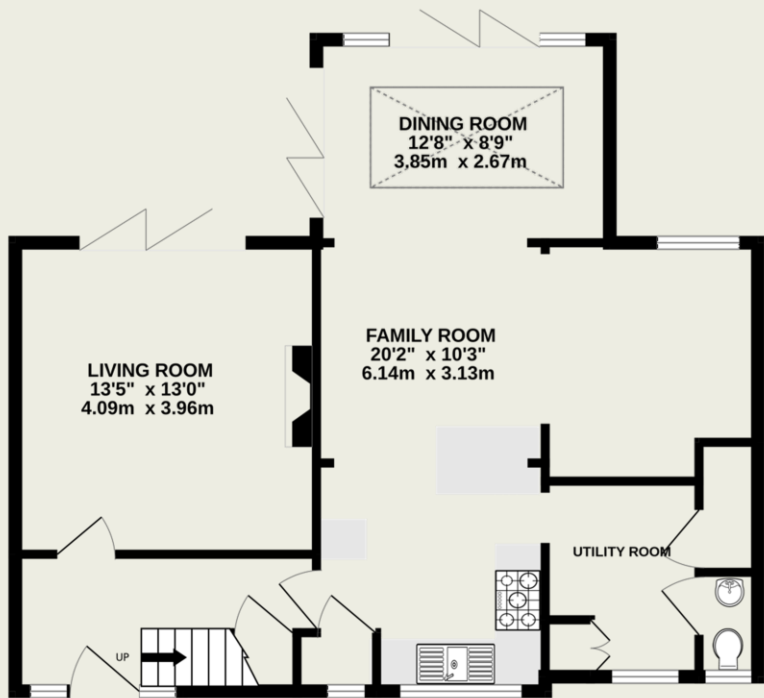
Grove Avenue is conveniently located close to the facilities of Southdown with its pleasant array of shops and eateries. Harpenden Common is close by and the more extensive facilities of Harpenden town centre are a little over a mile away. The excellent Grove School JMI is literally minutes walk from the front door. A superb home for any stage of family life!



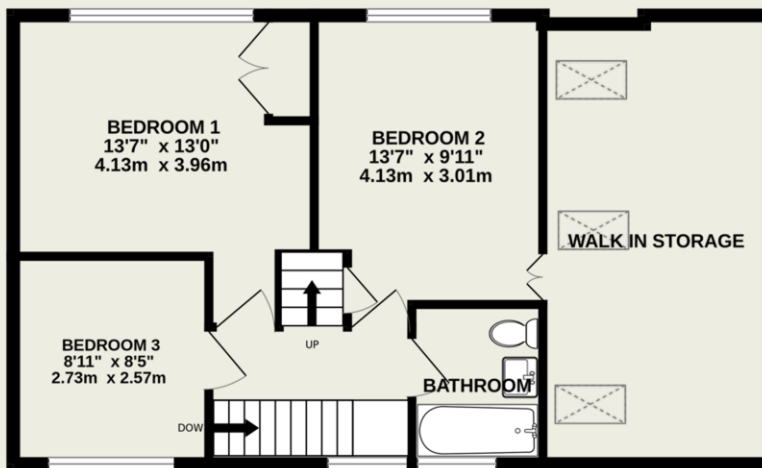


Important Information

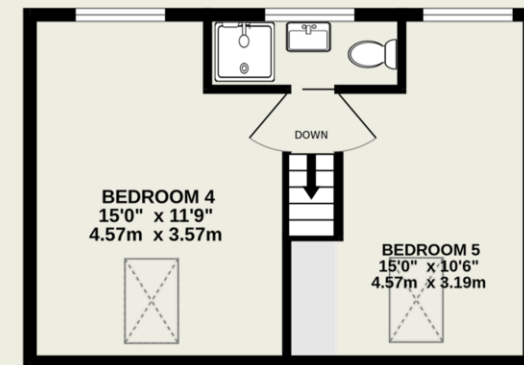
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GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

TOTAL FLOOR AREA : 1727 sq.ft. (160.5 sq.m.) approx.

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