



**Coldharbour Lane  
Harpenden  
AL5 4NH**

 **2 Bedrooms**

 **1 Bath/Shower Rooms**

 **1 Reception Rooms**

 **Garage**

 **Private Garden**

 **EPC Band C**

**Council Tax**

Band: C £1,981.82 April 24/March 25

**St Albans District Council**

Service Charge - £300pa

Ground Rent - £10pa

Share of Freehold - 125 years  
remaining from August 2007

**Guide Price**

**£315,000 Share of  
Freehold**

 **ashtons**  
for life's great moves



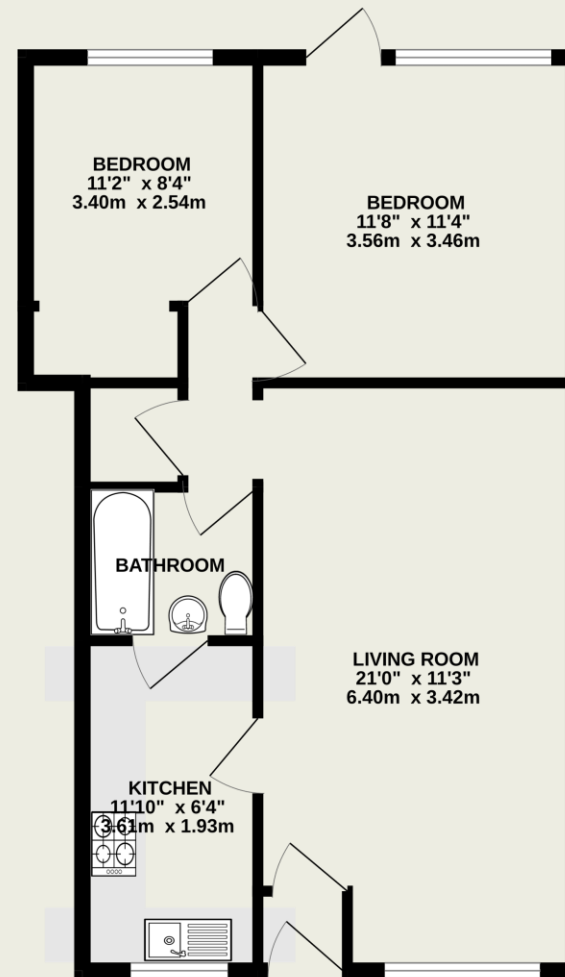
A spacious ground-floor, two-bedroom maisonette. Boasting its own private garden and garage, this home is ideally located near Lea Valley Nature Reserve and benefit from proximity to highly regarded schools, including Katherine Warrington, Sir John Lawes, and St. George's.

### Description

This charming ground-floor, two-bedroom maisonette offers a wonderful opportunity to create your ideal home. Featuring a spacious living/dining room with views to the front, the property also includes two bedrooms, situated upon a private meadow to the rear, and a peaceful river beyond. The bathroom also adding to its comfort. Outside, enjoy the benefits of private rear gardens and a convenient garage en bloc. With scope for updating, this home invites you to add your personal touch in a great neighbourhood. These photos were taken prior to the current tenants occupation and taken by the current owner

### Location

Nestled just a mile from Harpenden's vibrant Town Centre and mainline station, Coldharbour Lane is situated on the North East side of town. Accessible via Ox Lane or Station Road, this peaceful, rural retreat is surrounded by charming local allotments and lies just moments from the scenic open countryside. With convenient access to local shops and inviting pubs, all within a leisurely stroll, this idyllic setting perfectly balances countryside serenity with urban convenience.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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.

#### 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 obligation 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.