



2 Bedrooms



1 Bath/Shower Room



1 Reception Room



Street Parking



Private Garden



EPC Band

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

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Cravells Road, Harpenden, AL5 1BA
Guide Price £575,000 Freehold

Cravells Road, Harpenden

A gorgeous character cottage located within this extremely popular road in the heart of Southdown village.

- 🏡 Catchment for excellent schooling
- 🏡 Brick built garden room
- 🏡 Local shops minutes away
- 🏡 Downstairs shower room
- 🏡 1 mile to Harpenden station
- 🏡 Side access to rear garden
- 🏡 Excellent condition throughout

Description

A handsome character cottage in a wonderful South Harpenden setting just a short stroll from the shops and amenities of Southdown.

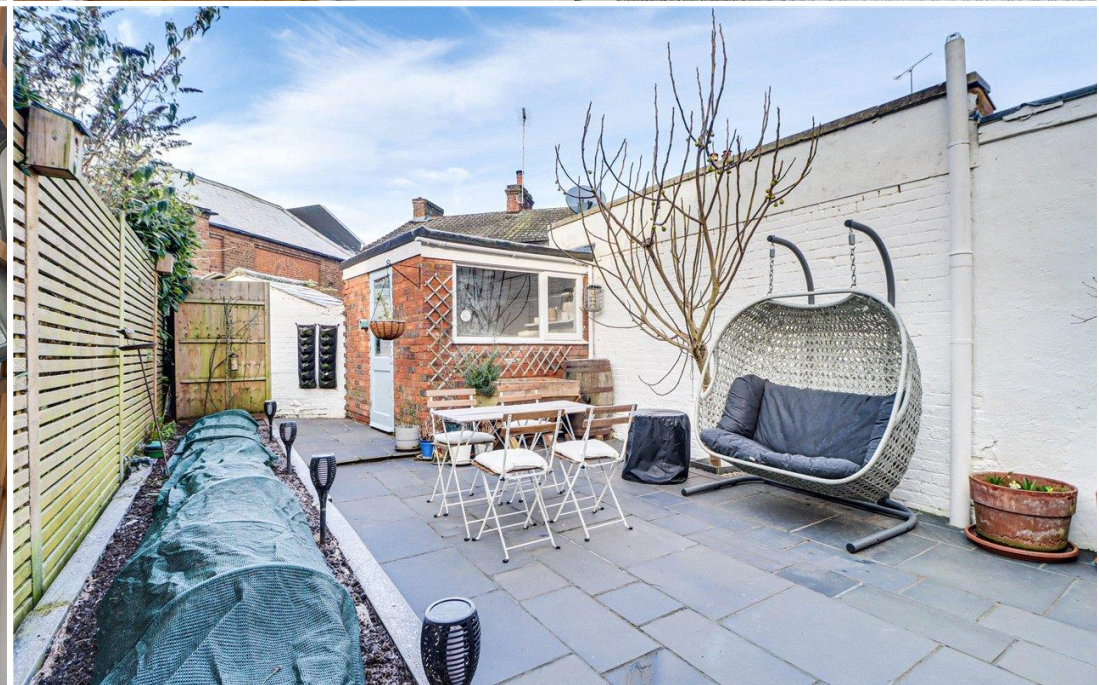
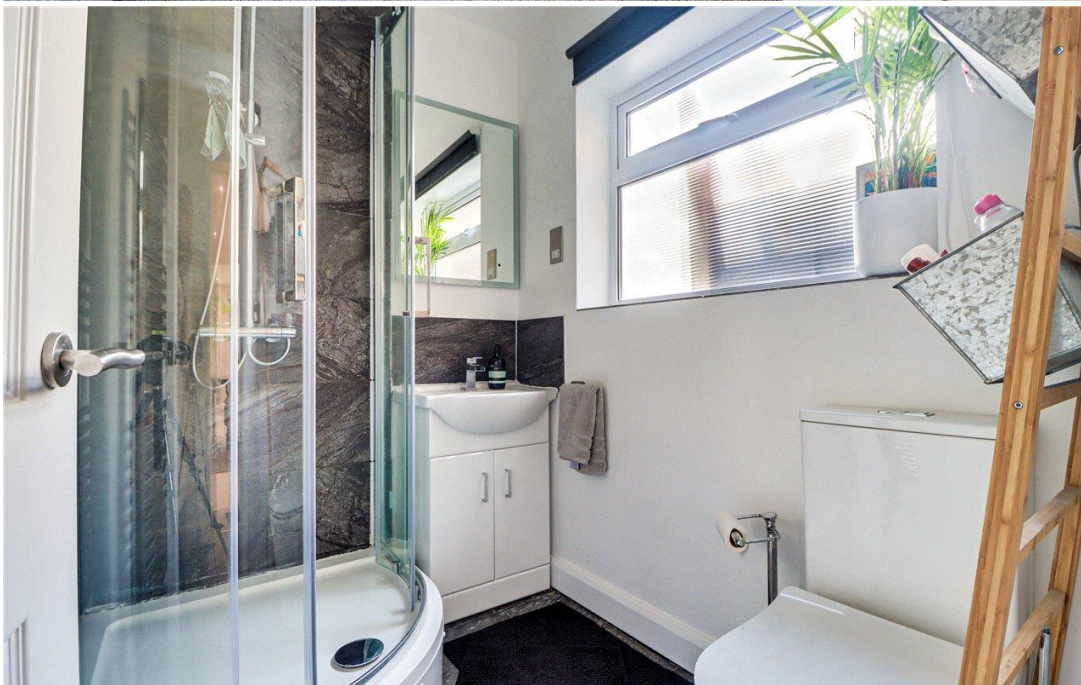
The accommodation has been superbly upgraded by the current owner and offers magnificent accommodation to include two double bedrooms, a double reception room and built in understairs storage units, fully fitted rear respect kitchen and downstairs shower room.

Outside the private rear garden is fully paved with surrounding stocked flower and shrub borders as well as a brick built garden storage unit currently being used as a garden home office.

Location

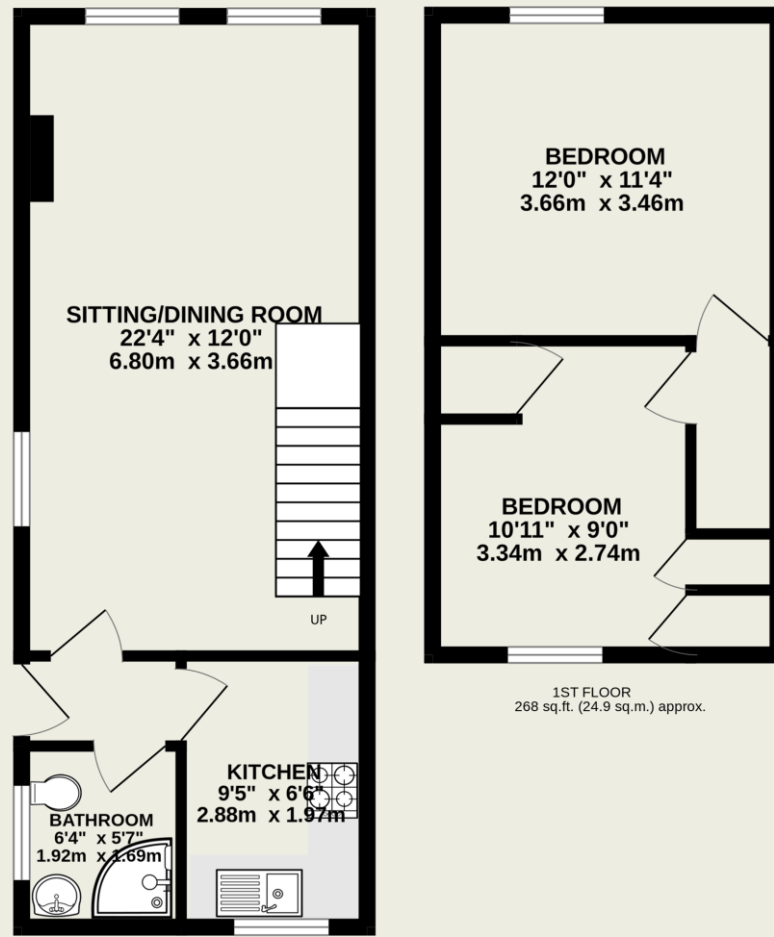
Cravells road is a delightful street of Victorian homes. Situated approximately a mile from Harpenden's Thames link rail service and within a short stroll of East Common's golf course. The home is well placed for amenities with excellent local pubs and restaurants all within a short stroll and Southdown's shopping facilities just a few minutes walk away. The Grove JMI is also within easy reach.





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.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

TOTAL FLOOR AREA : 693 sq.ft. (64.4 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.

