



3 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Off Street Parking



100ft



EPC Band

Council Tax

Band D £2,229.54 April
24/March 25

Local Authority
St Albans District Council

Noke Shot, Harpenden, Hertfordshire, AL5

A superbly presented family home located within a wonderful position close to excellent schools.

🏡 Catchment for Excellent Schooling

🏡 Extended on the ground floor

🏡 1.3 Miles to Harpenden Station

🏡 Excellent condition throughout

🏡 Large Kitchen/Diner

🏡 Close to open countryside

🏡 Separate utility room

Description

This stunning family home is located within a fantastic position, close to all amenities, open countryside and popular schooling.

Massively renovated and extended by the present owner, the accommodation is spread over two floors to include three good sized bedrooms, the Principle boasting an en-suite shower room and additional family bathroom

Downstairs the gorgeous living room has under floor heating, wood burner and folding patio doors to the gardens.

The striking rear aspect fully fitted kitchen again has tiled underfloor heating and incorporates a number of built in appliances to include a six burner gas hob, three built in ovens and microwave, extractor fan, built in dishwasher and fridge/freezer unit. and separate utility room with ample storage cupboards and built in washer/dryer.

Outside, the delightful gardens are a sunny South/Westerly aspect and comprise a large raised entertaining patio and shaped lawn with well stocked flower and shrub borders and steps down to a further gravelled sun trap with timber built garden storage shed.

At the front is driveway parking and storage in the converted garage.

Location

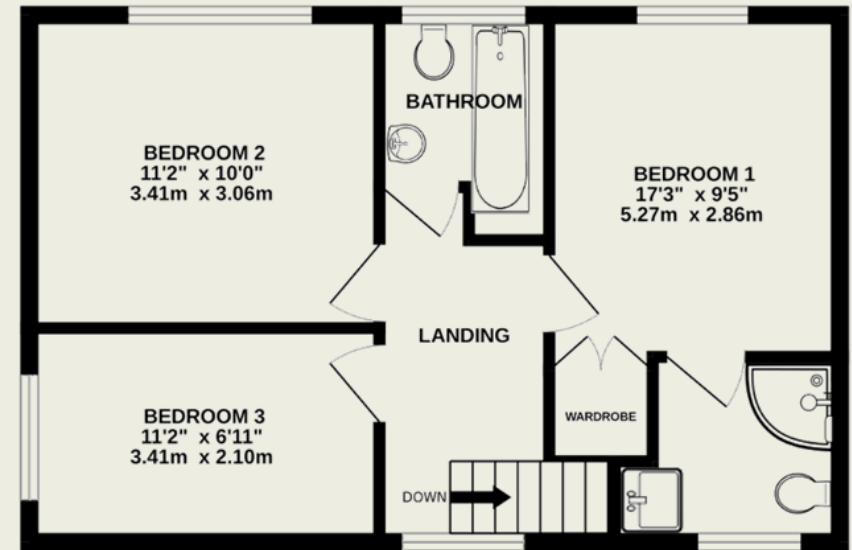
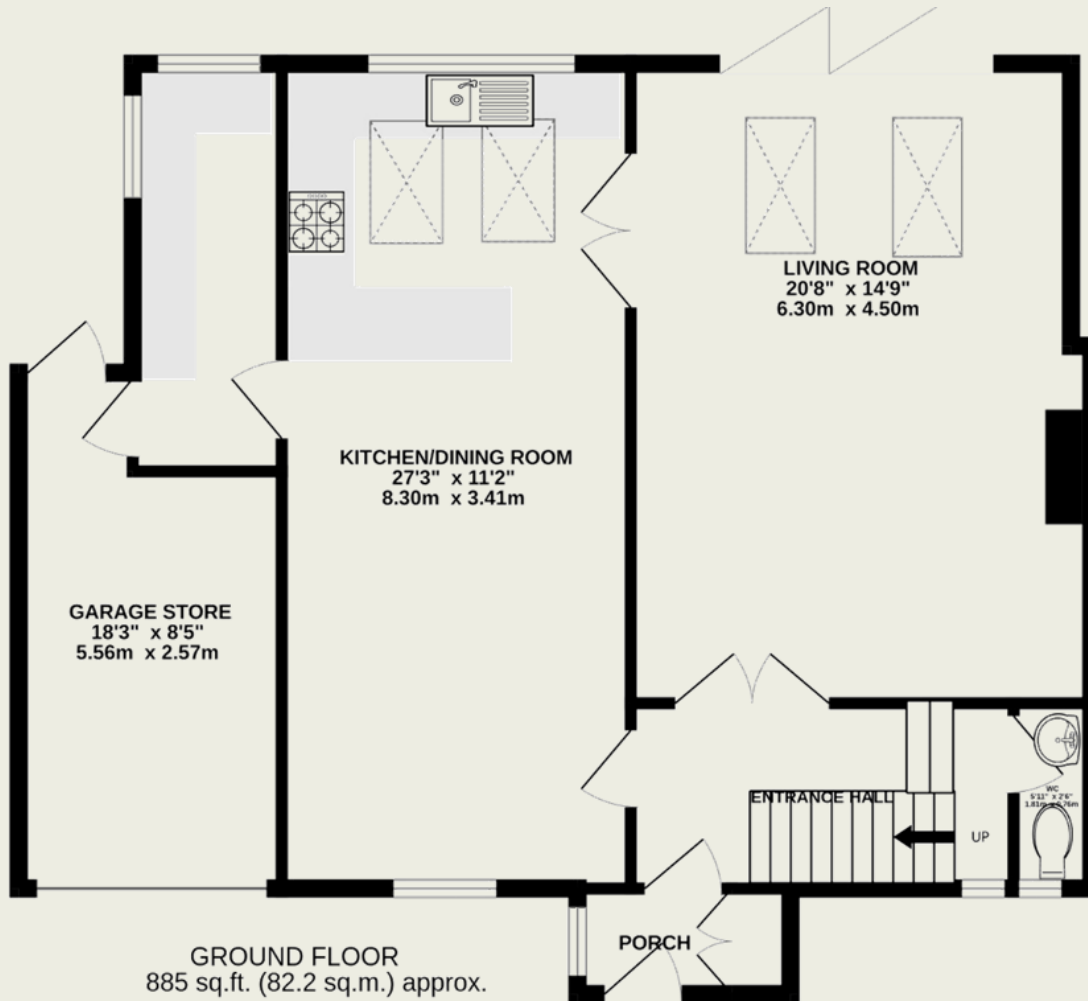
Noke Shot is a peaceful location set to the east of the town. Situated just over a mile from the High street and station this quiet location presents a peaceful setting for family life. The home is close to an array of local shops, pubs and takeaways as well as being within a short stroll of the excellent Lea valley nature reserve with its open spaces and playground. If schooling is on the agenda the renowned Sir John Lawes, Manland Primary and the new Katherine Warington School are all within walking distance of the house.





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
439 sq.ft. (40.8 sq.m.) approx.

TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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.