



2 Bedrooms



1 Bath/Shower Room



1 Reception Room



Street Permit Parking



30ft



EPC Band C

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

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Amenbury Lane, Harpenden, AL5 2BT
Guide Price £500,000 Freehold

Amenbury Lane, Harpenden

A charming two-bedroom Victorian cottage in the heart of the Town Centre

Description

A classic Victorian Pied-de-Terre just a stone's throw from everything that Harpenden has to offer and an ideal location for any stage of life. The accommodation is neatly presented with a cosy living room featuring an array of characterful features that opens through to the kitchen, rear lobby and beautifully appointed bathroom. Upstairs there are two well-presented bedrooms, one with the rare benefit of an ensuite washbasin and WC. To the rear there is a pleasant garden, with an array of mature plants and shrubs and a large summerhouse plus small storage shed. Offered for sale with no upper chain this is a rare opportunity to acquire an Amenbury Lane cottage

Location

Amenbury lane is a wonderfully convenient location for any stage of life and presents a unique character. The Victorian era really did capture the most convenient locations!

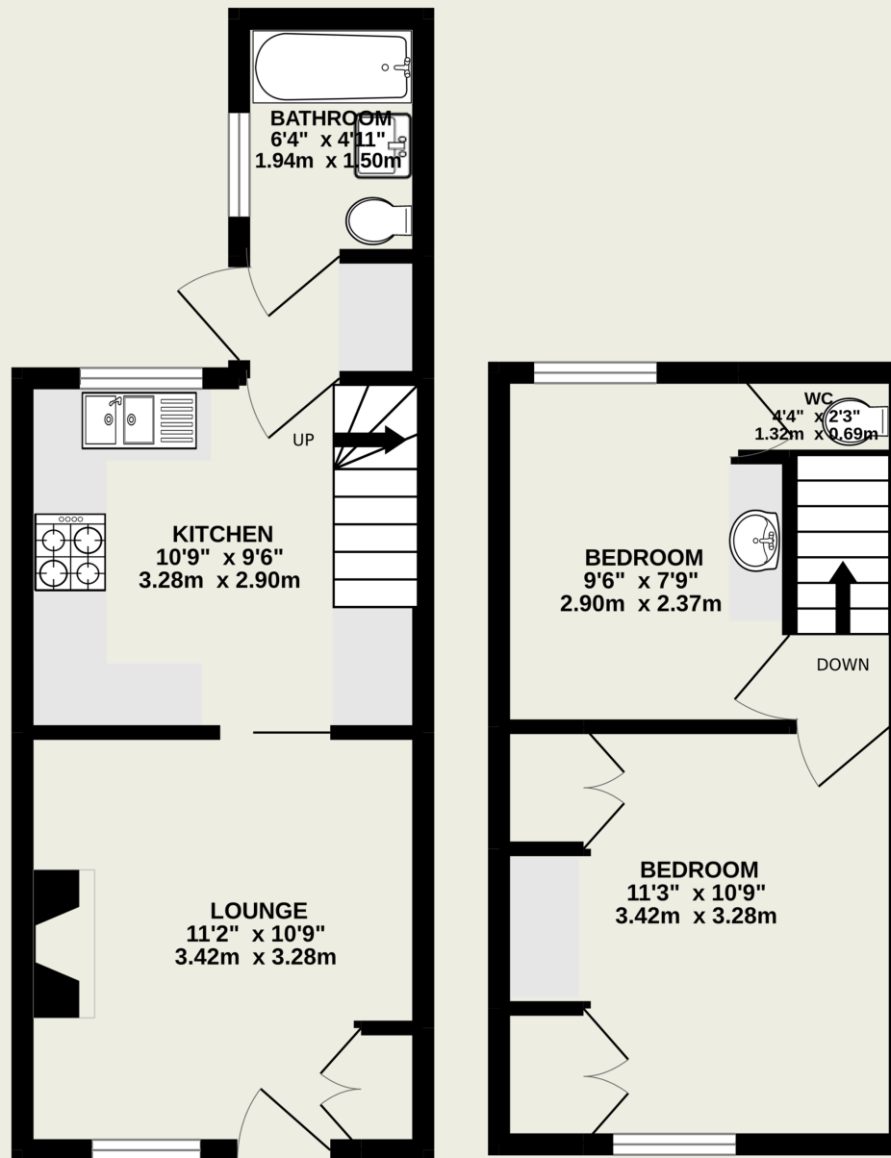
There is easy access to literally everything that Harpenden has to offer. Just off Leyton Green the open spaces of Rothamsted Park are a little less than a few minutes' walk as is the sports centre, swimming pool, local shops, supermarkets, pubs, and restaurants. In fact you could live very easily here without ever needing a car. The station is nearby and the open spaces of Harpenden Common and the Cricket Club are also close by.





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.



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.

TOTAL FLOOR AREA : 486 sq.ft. (45.2 sq.m.) approx.

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