



3 Bedrooms



1 Bath/Shower Room



2 Reception Rooms



Garage



40ft



EPC Band C

Council Tax

Band: E £2,725.00

April 24/March 25

Local Authority

St Albans District Council



Springfield Crescent, Harpenden, AL5 4LG
Guide Price £650,000 Freehold

Springfield Crescent, Harpenden

This fine three bedroom semi-detached family home offers a wonderful balance of accommodation and is located in close proximity to the Lea Primary School and within walking distance of the station.

- 📈 Garage and off-street parking
- 📈 Through lounge/dining room
- 📈 Catchment for excellent schooling
- 📈 1.3 miles to Harpenden Station
- 📈 Potential to extend stpp
- 📈 Cul-de-sac location
- 📈 Close to open countryside

Description

Situated within this popular crescent location this well-presented family home offers a spacious and convenient position for the station and schools. The accommodation comprises; a spacious lounge to the front which opens through to a second reception area and a well-appointed kitchen. There is a conservatory extension which is ideal for use as a dining room or children's play-room. Upstairs there are three bedrooms and a family bathroom. Externally, there is a driveway with parking to the front and a private garage to the right. To the rear is a well maintained garden that enjoys a Westerly aspect. The property is well presented throughout and offers further potential to extend (subject to obtaining the necessary consents) as others nearby have done. A fantastic family home in a peaceful location.

Location

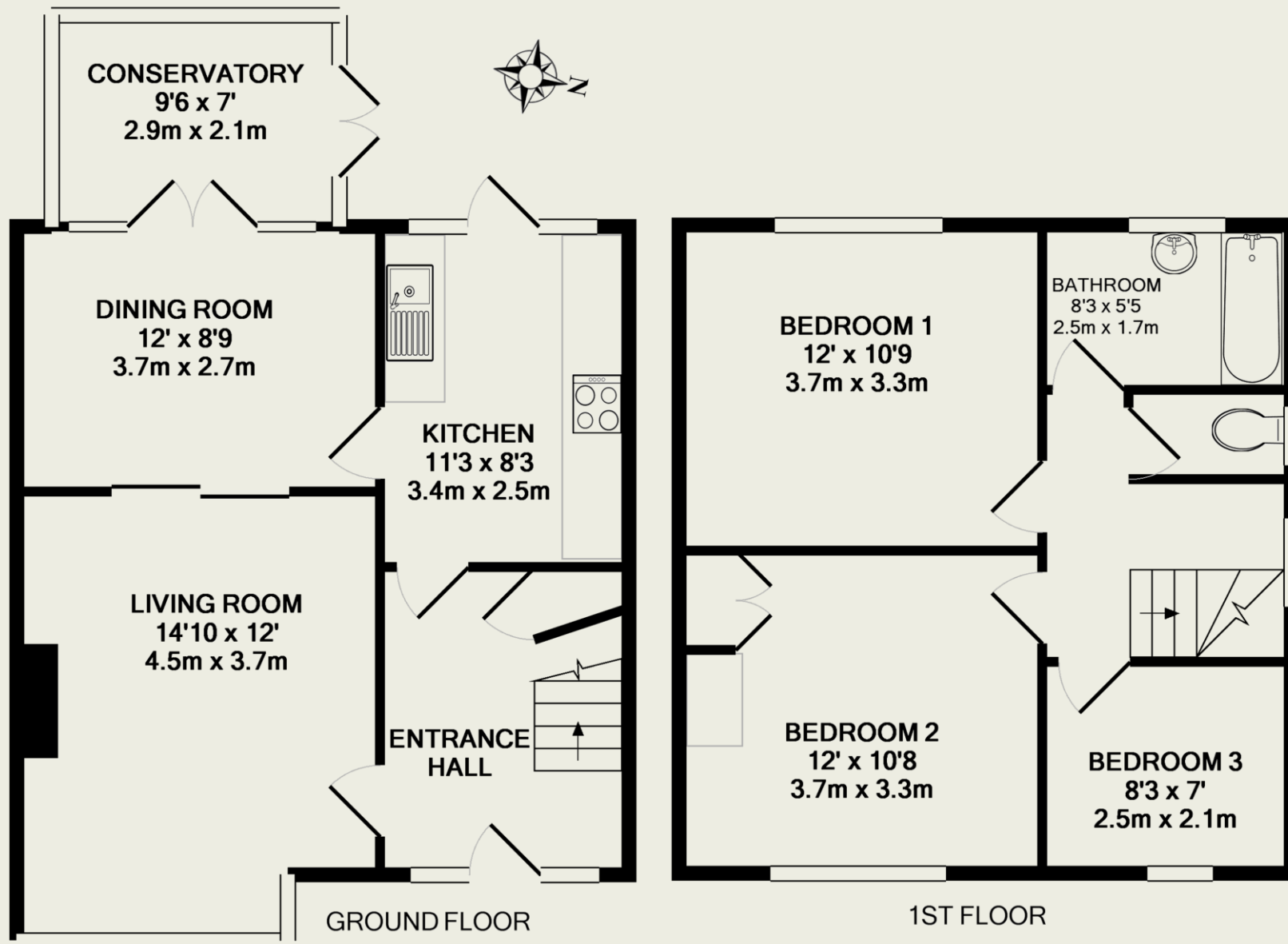
Springfield Crescent is on the east side of Harpenden. Located just a short stroll of stunning open countryside and distant views towards East Hyde & The Luton Hoo Estate. The area is well positioned for the local schools with St Georges, Sir John Lawes, the new Katherine Warrington School and the Lea Primary just a short walk away. Harpenden town and mainline station are a 20 minute walk, providing access to central London in approximately 28 minutes.





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.



TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.3 SQ.M.)

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