



**4 Ravenscroft, Harpenden, Hertfordshire, AL5 1ST**  
**Asking Price £650,000**

**space**  
estates.com



**NO UPPER CHAIN!** A spacious three bedroom family home in a highly sought after cul de sac setting. The property is ideally situated for well regarded schools and offers easy access to the Town Centre and Harpenden Station.

In addition to the living / dining room, three bedrooms and bathroom, the property benefits from downstairs WC, conservatory, kitchen / diner, garage and off street parking for two cars.

To the rear of the property there is a good sized patio space and landscaped lawn garden.

Freehold Tenure.  
Council Tax Band E.

- NO UPPER CHAIN
- IDEALLY SITUATED FOR WELL REGARDED SCHOOLS
- SEMI DETACHED
- GARAGE AND OFF STREET PARKING
- QUIET CUL DE SAC LOCATION
- EASY ACCESS TO STATION AND TOWN CENTRE
- THREE BEDROOMS

**Entrance Hall**

**Kitchen / Breakfast Room**

**Living Room**

**Dining Room**

**Conservatory**

**Downstairs WC**

**Master Bedroom**

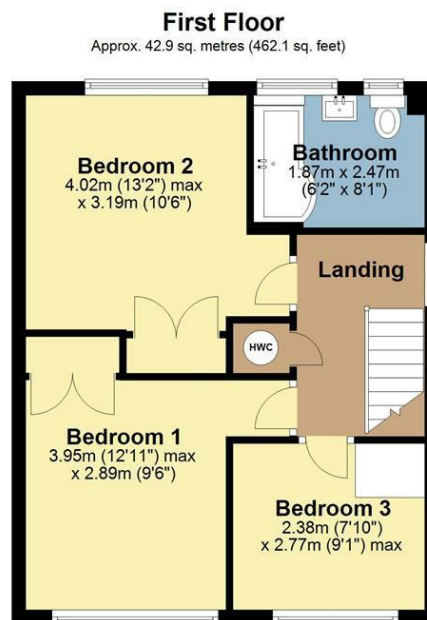
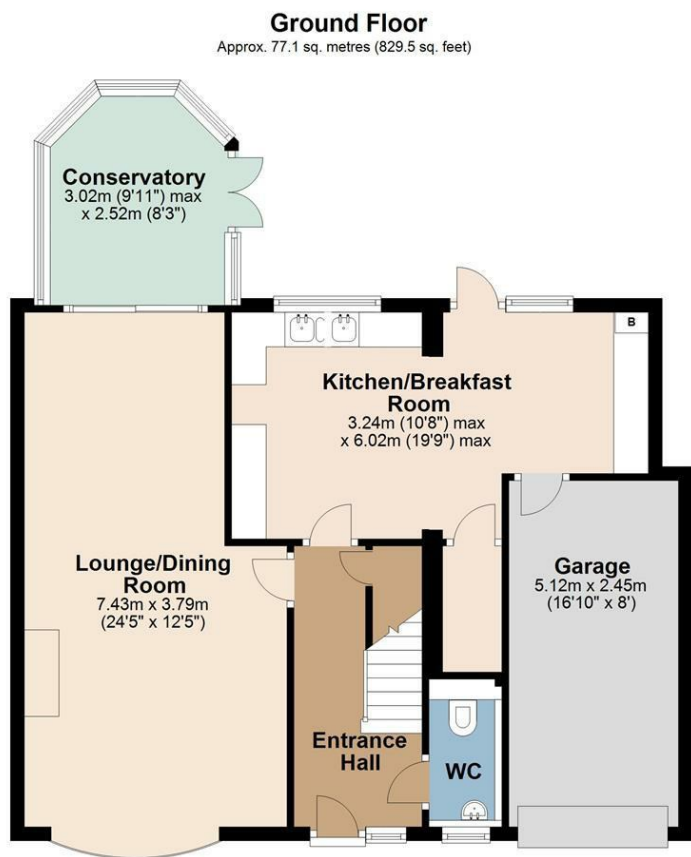
**Second Double Bedroom**

**Single Bedroom**

**Family Bathroom**

**Garage**





Total area: approx. 120.0 sq. metres (1291.6 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon.  
SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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