



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Garage



Private Parking



EPC Band E

Council Tax  
Band: F £3,220.45  
(April 2024 - March 2025)

Local Authority  
St Albans District Council



Kinsbourne Close, Harpenden, AL5 3PB  
Guide Price £900,000 Freehold



## Kinsbourne Close, Harpenden

Beautifully presented extended four bedroom family home in a peaceful cul-de-sac close to excellent schools

🏡 Four bedroom detached family home

🏡 Quiet cul-de-sac

🏡 Catchment for excellent schooling

🏡 1.5 miles to Harpenden Town

🏡 5 miles to Luton Airport

🏡 Kinsbourne Common moments away

🏡 Home office

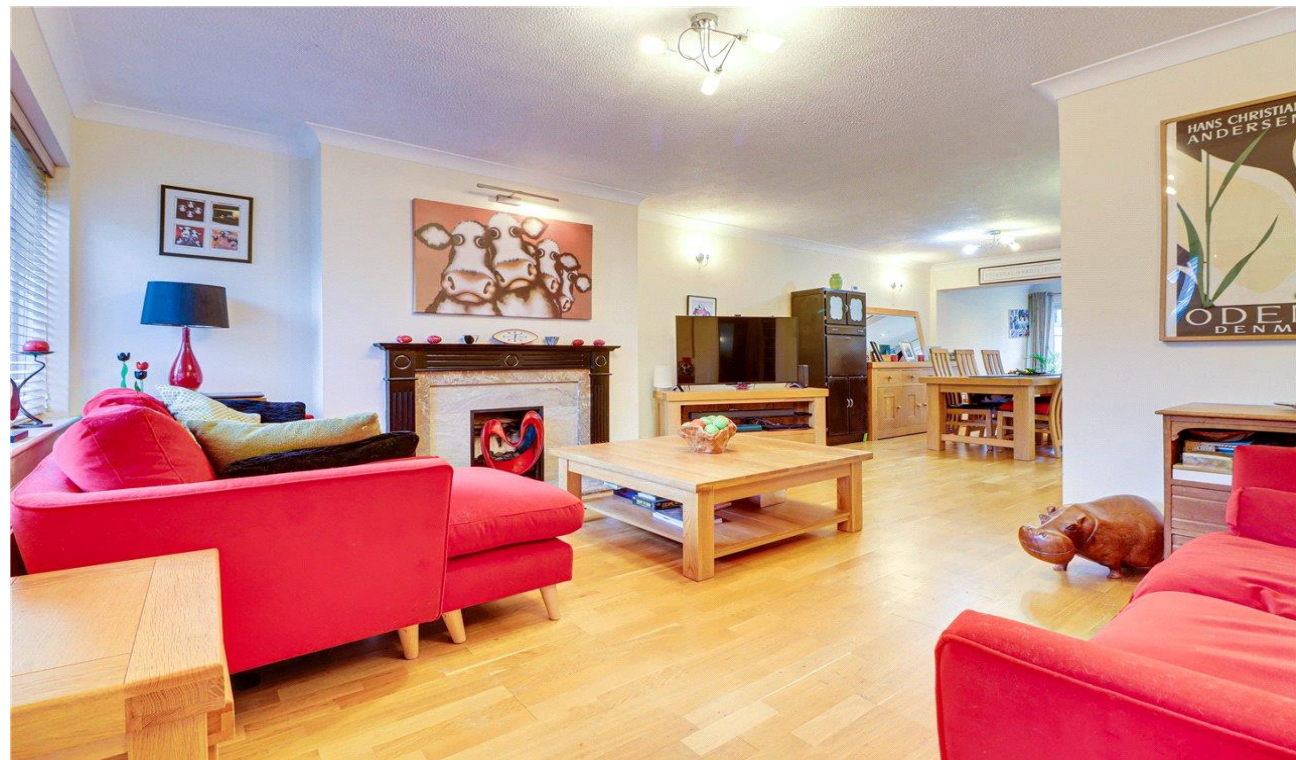
### Description

An excellent family home blessed with a fine balance of living space and presenting further potential to extend subject to planning permission. The home currently presents four good bedrooms and principal family bathroom on the first floor. Downstairs there is a large open-plan lounge family diner, a separate family room and an additional shower room, with a well fitted kitchen and large covered side store. The garden is south-facing and private, there is a garage and considerable off-street parking. The garden also boasts a handy home office.

An excellent home for a young family to grow into.

### Location

Kinsbourne Close is a pleasant cul-de-sac situated close to the glorious open spaces of Kinsbourne Green and represents a peaceful location for family life with fantastic countryside literally on the doorstep. Close to the renowned Wood End school and within a walk of the excellent Roundwood Park secondary school this is an excellent location for guaranteeing Harpenden's schooling.



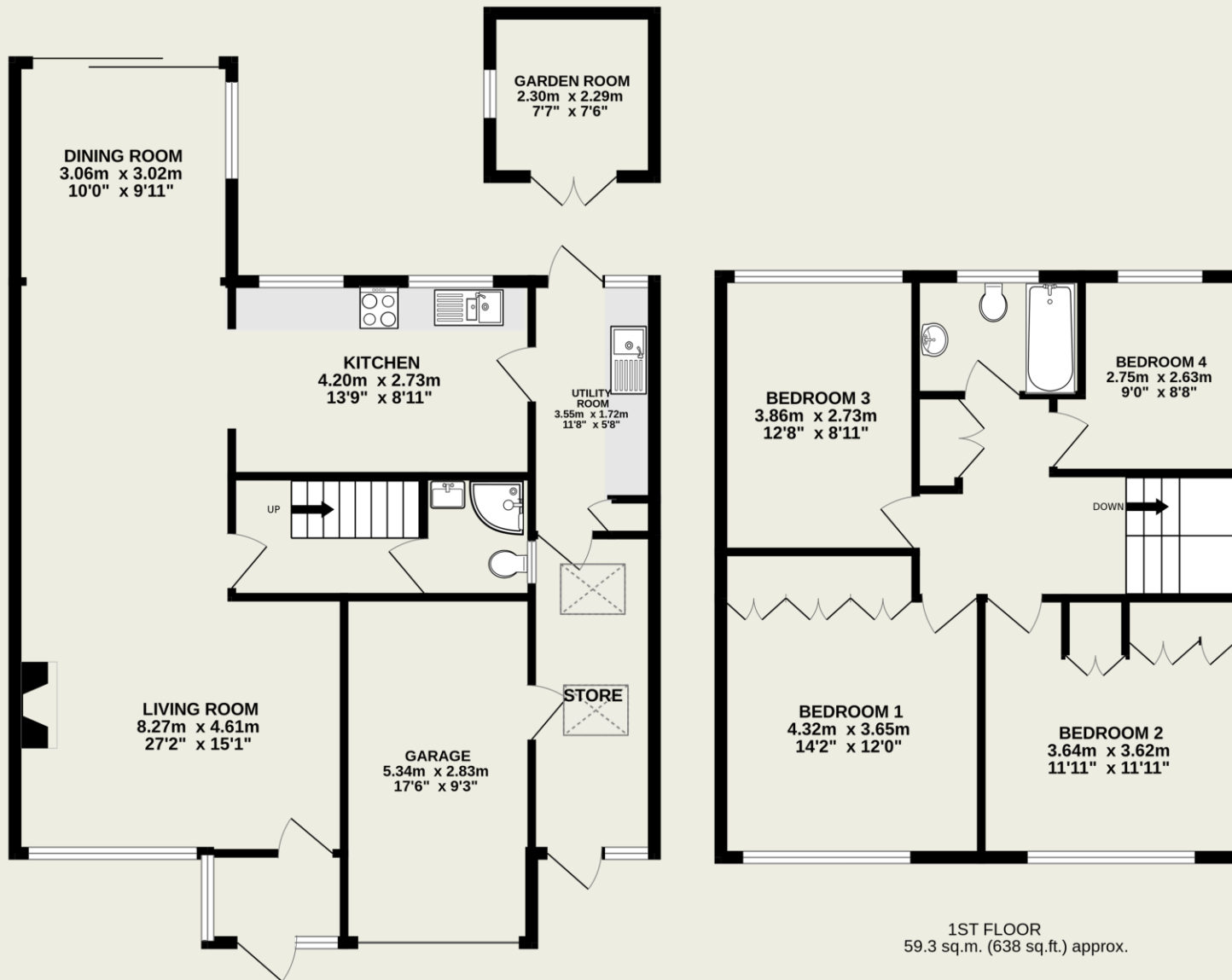




#### Important Information

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**  
91.3 sq.m. (983 sq.ft.) approx.

**TOTAL FLOOR AREA :** 150.6 sq.m. (1621 sq.ft.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.