



3 Bedrooms



1 Bath/Shower Room



2 Reception Rooms



Garage



Private Garden



EPC Band D

Council Tax  
Band: E £2,725.00  
April 24/March 25

Local Authority  
St Albans District Council



**Springfield Crescent, Harpenden, AL5 4LG**  
**Guide Price £635,000 Freehold**



## Springfield Crescent, Harpenden

This spacious and well-presented three bedroom semi-detached home offers a fantastic location for local schooling and scope to extend (subject to obtaining the necessary consents).

- Three bedroom semi detached
- Through lounge/diner
- Excellent condition throughout
- Catchment for excellent schooling
- Large paved area for outdoor dining and relaxing
- Close to open countryside
- 1.3 miles to Harpenden Station

### Description

Situated in a popular crescent is this well-presented family home offering a great space and location for family life. You enter the property through the front door and into a large reception area with access into every aspect of the ground floor accommodation. The lounge boasts views to the front and flows nicely through to the dining area at the back of the house. The kitchen has been recently refitted and offers plenty of workspace and cleverly integrated appliances. Upstairs there are three bedrooms and a family bathroom. To the front of the property is off street parking and a garage set back to the side. The private rear garden is a great size for a young family and benefits from a patio area. The property also benefits from further potential to extend (subject to obtaining the necessary consents).

### Location

Springfield Crescent is a peaceful area of Harpenden surrounded by 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.



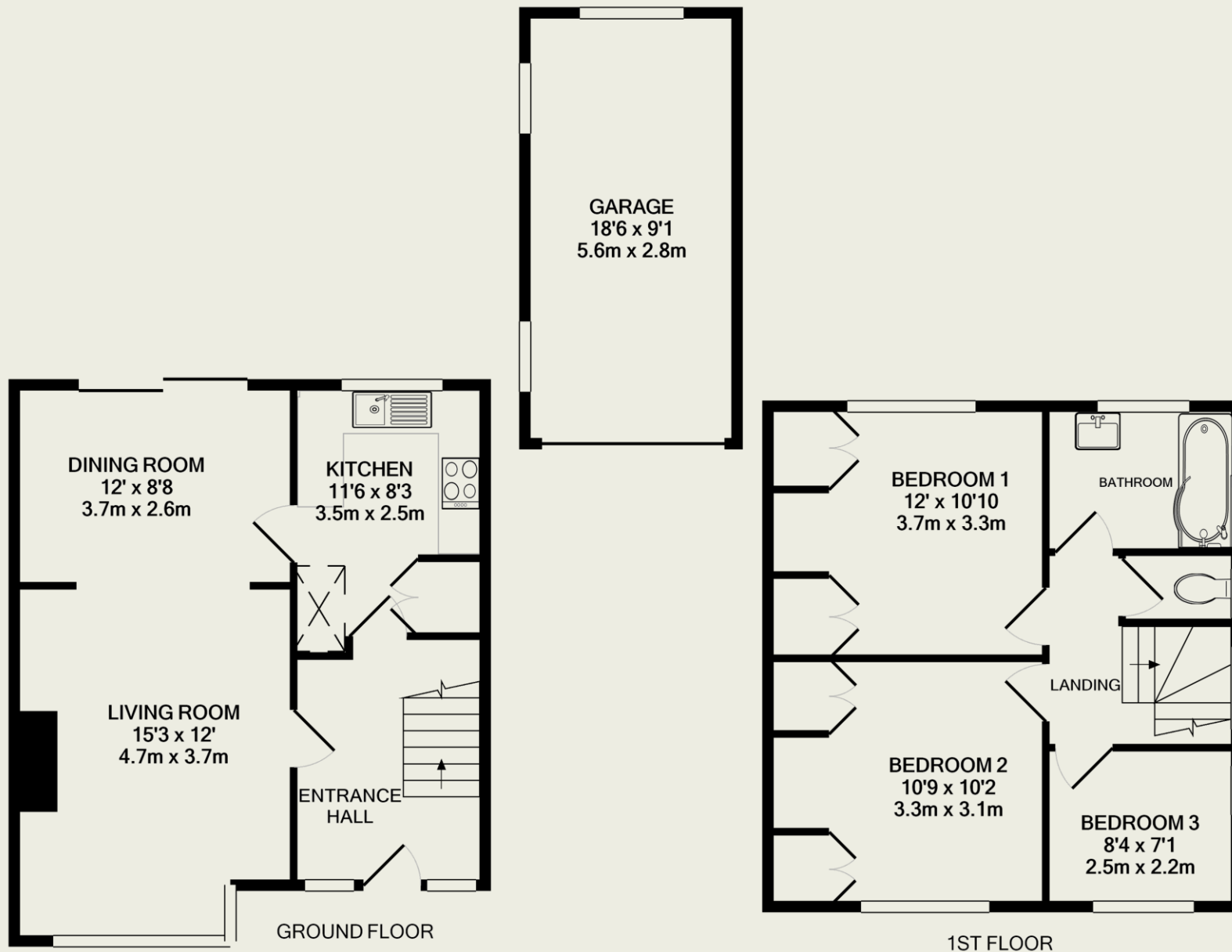




**Important Information**

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TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 SQ.M.)

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