



3 Bedrooms



1 Bath/Shower Room



1 Reception Room



On Street Parking



Private Garden



EPC Band D

Council Tax

Band D

- £2,229.54 24/25

Local Authority

St Albans District Council



**Harpenden Rise, Harpenden, AL5**  
**Asking Price £625,000.00**



## Harpenden Rise, Harpenden, AL5

Exceptional three-bedroom Victorian mid terraced property located in a sought-after Harpenden location.

- 🏡 Extended family home
- 🏡 Period features throughout
- 🏡 Three bedrooms
- 🏡 Stylish kitchen/breakfast room
- 🏡 Spacious sitting/dining room
- 🏡 Modern bathroom
- 🏡 Large southerly rear garden

### Description

A beautifully presented extended period family home situated in a sought-after location close to Roundwood School. The property features a generous bay-fronted sitting room, a stylish kitchen with a glass roof breakfast area, a dining area, and a ground floor modern bathroom.

On the first floor, there are two double bedrooms and a generous single bedroom, providing ample accommodation for a family.

Outside, the home boasts a south-easterly large rear garden mainly laid to lawn, complimented by a paved patio area that is ideal for entertaining in the warmer summer months.

### Location

Harpenden Rise is an extremely popular road within the Roundwood area of Harpenden. Set in a row of similar character houses this charming property occupies an idyllic position. The property is within the catchment of Roundwood School and also within easy walking distance of Harpenden town centre and the station. For convenience there are a number of local shops for the day to day essentials just around the corner.



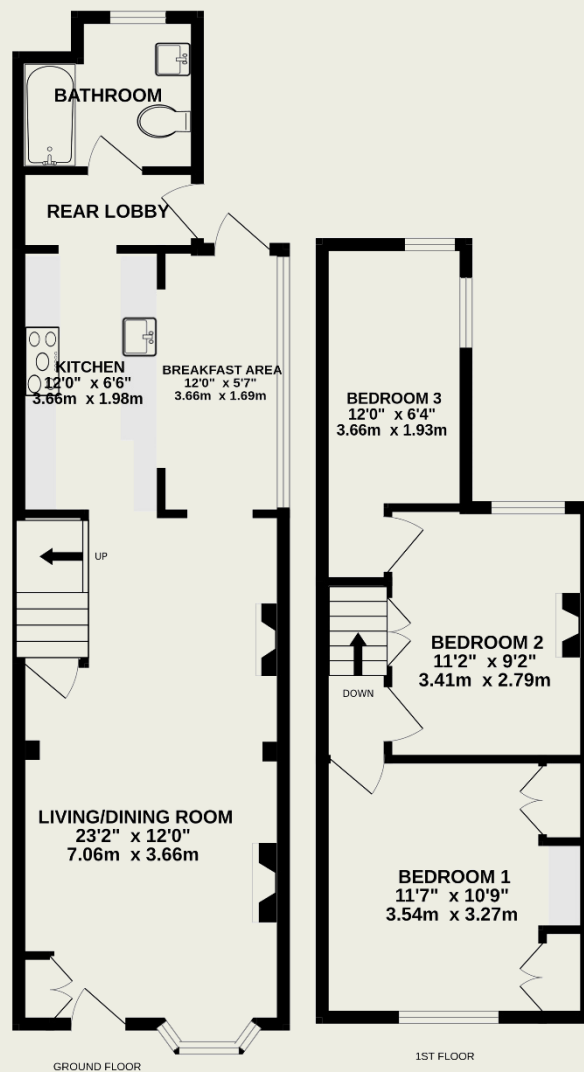




#### Important Information

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 FLOOR AREA : 755sq.ft. (70.1 sq.m.) approx.

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