



3 Bedrooms



1 Bath/Shower Room + WC



1 Reception Room



Off Street



Courtyard



EPC Band C

Council Tax

Band E

- £2,725.00 24/25

Local Authority

St Albans District Council

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Cravells Road, Harpenden, Hertfordshire, AL5
Asking Price £725,000.00 Freehold

Cravells Road, Harpenden, Hertfordshire, AL5

This charming three bedroom Victorian home is situated on the sought-after Cravells Road. Steeped in history formally known as The George IV pub, this property offers superb living accommodation with the added benefit of two private parking spaces to the rear.

- 🏡 Three bedroom cottage
- 🏡 Formally known as The George IV pub
- 🏡 Two allocated parking spaces
- 🏡 Downstairs cloakroom
- 🏡 Open plan lounge/diner
- 🏡 Short stroll to Harpenden Common
- 🏡 Courtyard garden

Description

Blessed with a large open plan living/dining room this elegant property is one of the larger hundred year old homes in the road. Other noteworthy features includes a bright modern fitted kitchen/breakfast room with modern amenities. All integrated appliances, quartz countertops, and a large rooflight that bathes the entire room with sun, doors lead out onto a private courtyard rear garden. There is also a downstairs WC and entrance vestibule.

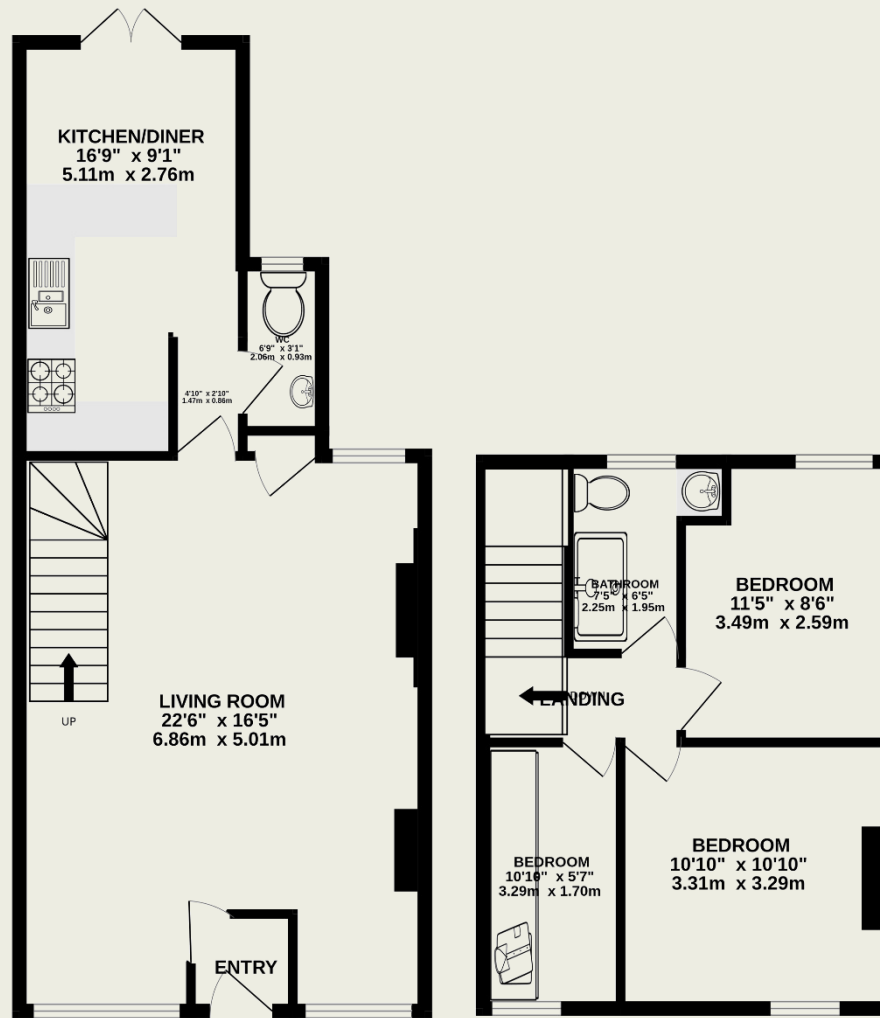
Upstairs the house boasts three bedrooms, one currently being used as a dressing room with fitted wardrobes plus a family shower room. To the rear of the garden there is allocated off-street parking for two cars.

Location

Situated in the sought after Cravells Road, a delightful street boasting Victorian homes, this cottage enjoys an idyllic location, approximately a mile from Harpenden's Thameslink rail service and a short stroll from East Common's golf course. Local amenities are abundant, with charming pubs and restaurants just moments away, and Southdown's shopping facilities within easy reach. The Grove JMI adds an extra layer of appeal, making this character home a perfect blend of comfort and convenience in a truly desirable setting.







GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.

TOTAL FLOOR AREA: 901 sq.ft. (83.7 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.