

Council Tax Band E - £2,725.00 24/25 **Local Authority St Albans District Council**

1 Reception Room

Off Street

Courtyard

EPC Band C

3 Bedrooms





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.



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.









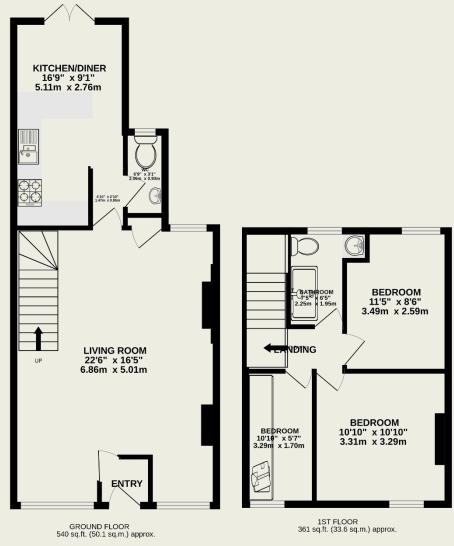






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TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

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