



3 Bedrooms



1 Bathroom



2 Reception Rooms



Driveway



Private Garden



EPC Band

Council Tax

Band D

- £2,342.57 25/26

Local Authority

St Albans District Council



**Lower Luton Road, Harpenden, Harpenden, AL5**

**Asking Price £525,000.00**



## Lower Luton Road, Harpenden, Harpenden, AL5

An attractive three bedroom Victorian home overlooking Parkland.

- 🏡 Semi detached period home
- 🏡 Three bedrooms
- 🏡 Two reception rooms
- 🏡 Requires modernisation
- 🏡 Approx. 80ft rear garden
- 🏡 Parking for two vehicles
- 🏡 Views over Nature Reserve

### Description

This charming Victorian cottage offers a highly convenient setting and a wealth of character throughout.

Lovingly owned for almost 60 years by the current owners, and well set back from the road with it's driveway parking for two vehicles, this fine home consists of; a light filled entrance hall, two separate reception rooms, currently used as a dining room with feature fire place and a sitting room with a another fire place with inset log burner and a large bay window overlooking the nature reserve. Completing the downstairs is the kitchen and the family bathroom.

Upstairs there are three bedrooms, two of which are double bedrooms and all of which have built in storage cupboards. The main bedroom is a wonderfully light room with its two windows, from which see the Lea Valley Nature Reserve.

Externally the mature rear garden measures approx. 80ft in length offering both a large lawned area and a patio for outdoor entertaining.

The property does require modernisation, and having been well looked after by the current owners for over half a century, the property is now ready for the next family to create their dream family home for many years to come.

### Location

This property is superbly positioned just off the Lower Luton Road. On the outskirts of Harpenden the town centre and station can be reached within 5 minutes by car, although if you prefer to stretch your legs the station can be reached approximately 20 minutes on foot. An excellent location for a young family with the new Katherine Warrington School close by and excellent views over the Lea Valley Nature reserve.



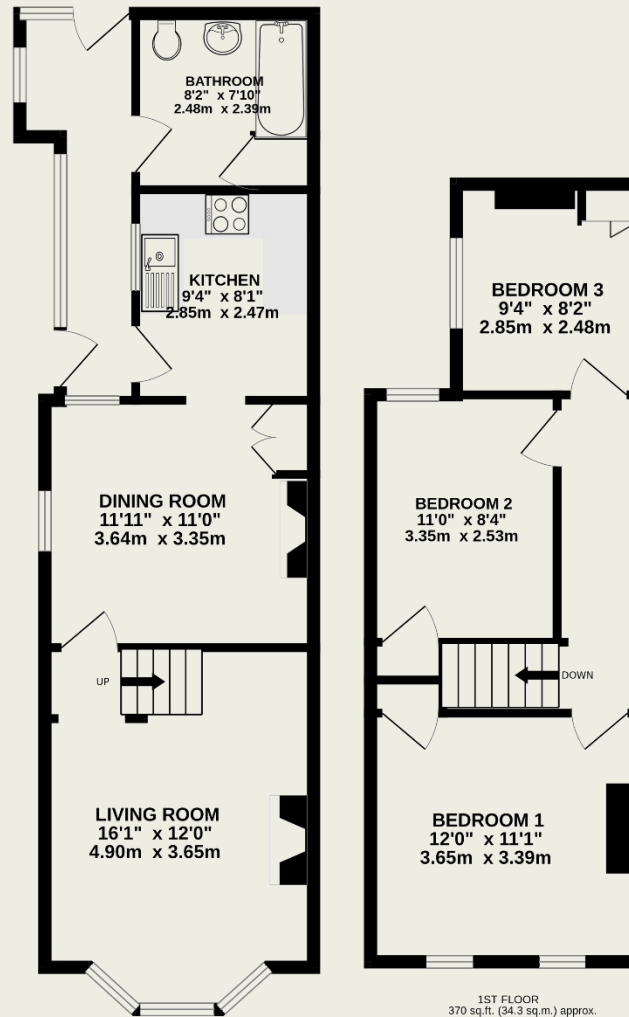




**Important Information**

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GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.

TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.