



2 Bedrooms



1 Bathroom + WC



1 Reception Room



Driveway



Private Garden



EPC Band B

Council Tax

Band D
- £2,342.57 24/25

Local Authority
St Albans District Council



Langdale Avenue, Harpenden, Hertfordshire, AL5
Guide Price £595,000.00 Freehold

Corner Cottage, 1b Langdale Avenue, Harpenden, Hertfordshire, AL5

A rare opportunity to acquire a two bedroom detached home with a private rear garden located in central Harpenden. An ideal home for first time buyers or investors alike.

- 🏡 Detached home
- 🏡 Built in 2016
- 🏡 Two double bedrooms
- 🏡 Excellent condition throughout
- 🏡 Driveway parking for multiple vehicles
- 🏡 Large rear garden
- 🏡 Garden cabin/home office

Description

Built by Barber Homes in 2016 and finished to a superb standard this fine home offers a rare chance to acquire a modern detached home in the centre of Harpenden.

The property consists of; an entrance hall with stairs to the first floor and access to a WC. An open plan living space with lounge area with double doors onto the rear garden. There is also a professionally designed kitchen with integrated appliances including fridge freezer, dishwasher, washer/dryer, hob and oven with an extractor hood over.

Upstairs provides two well-appointed bedrooms and a family shower room finished with a modern suite.

The property also benefits from off-street parking and to the rear a private rear garden with sunny patio area and leading to a large lawn backing onto the Lea Valley Walk. There is also a useful garden cabin/home office with insulation and electrics.

This fine home is located only 0.7 miles from Harpenden station and is offered for sale with no upper chain and still within its 10 year NHBC warranty.

Location

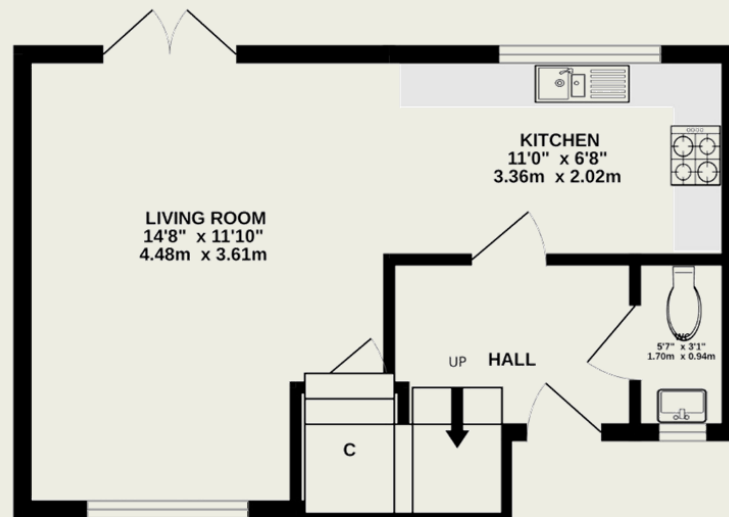
Langdale Avenue is an excellent setting and a convenient setting for Crabtree, Sauncey Wood, St Georges, Sir John Lawes & Manland Schools. The road provides a range of building types that produce a pleasant street scene. The Lea Valley Nature reserve and Swan-Line nature walk provide some charming green spaces within minutes walk of the house and Harpenden's mainline station (Direct to St Pancras International) is approximately 3/4 of a mile away. Also the excellent pub restaurant 3 mins walk away and a Comer shop.



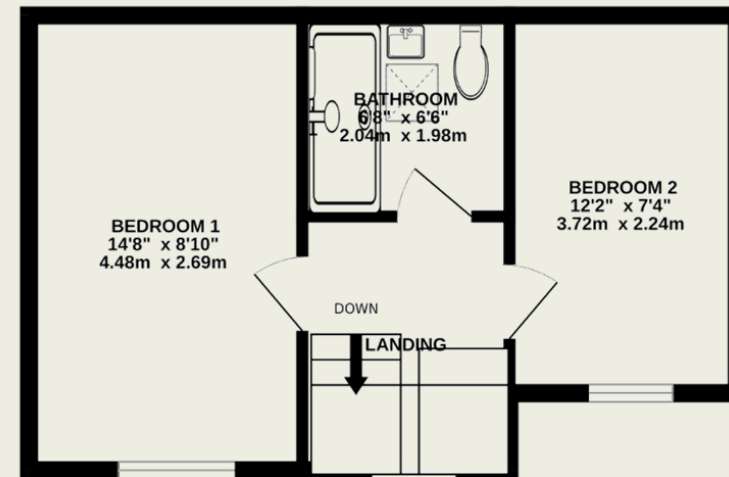


Important Information

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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.

TOTAL FLOOR AREA : 707 sq.ft. (65.7 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.