



4 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Off-Street Parking



100ft SW Facing Garden



EPC Band TBC

Council Tax

Band E: £2,863.15 2025/26

Local Authority
St Albans Council

 **ashtons**
for life's great moves



Overstone Road, Harpenden, AL5 5PJ
Guide Price £1,150,000 Freehold

Overstone Road, Harpenden, AL5 5PJ

An immaculate 1920's family home boasting extended accommodation and generous gardens in excess of 100ft.

🏡 A spacious family semi in a prized position

🏡 Four bedrooms

🏡 En-suite & family bathroom

🏡 Living room

🏡 Dining room

🏡 Kitchen/breakfast room

🏡 Downstairs cloakroom

Description

This magnificent 1920's semi-detached family home has been extended and converted to provide excellent accommodation.

The property is presented to an extremely high standard throughout and is located within one of Harpenden's prized roads close to sought after schooling and mainline railway station.

Arranged over three floors this super property comprises four generous bedrooms, en-suite to the Principal and further family bathroom.

Downstairs, the frontal aspect living room has engineered wood strip flooring, fireplace and a range of recessed storage units, whilst the wonderful open plan fully fitted kitchen/dining room has a wood burner and built in recessed storage units, breakfast bar, Bi-fold patio doors to the garden and engineered timber flooring.

The kitchen is fitted with an excellent range of wall and base storage cupboards, butler sink and mixer tap, space for a Range cooker, dishwasher and extractor fan.

Outside, the glorious South/Westerly aspect gardens measure in excess of 100ft and comprise a large entertaining patio and an expanse of lawn with surrounding well stocked flower and shrub borders, as well as a large Garden Cabin/Summer House.

Location

An attractive 1920's four bedroom semi in this prized central road presenting generous extended living space on a large plot just a short walk from Harpenden town centre and station and within the catchment area for excellent schools.

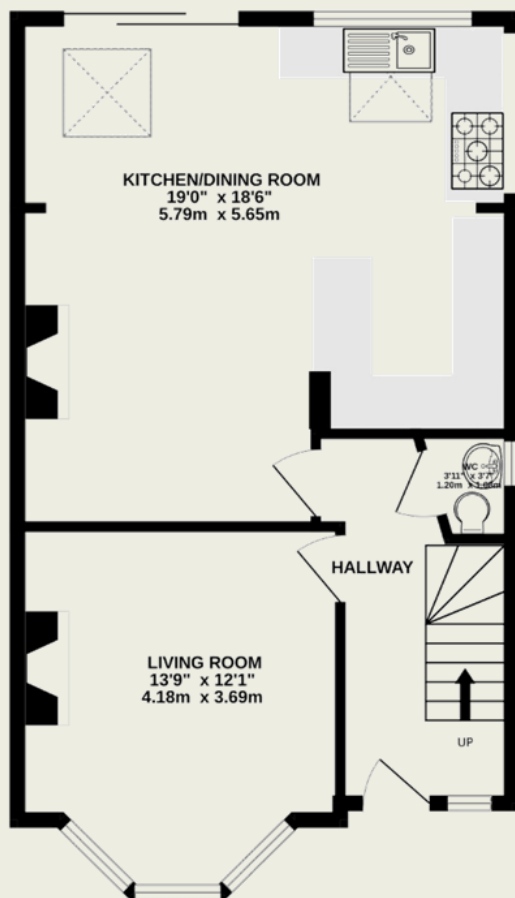




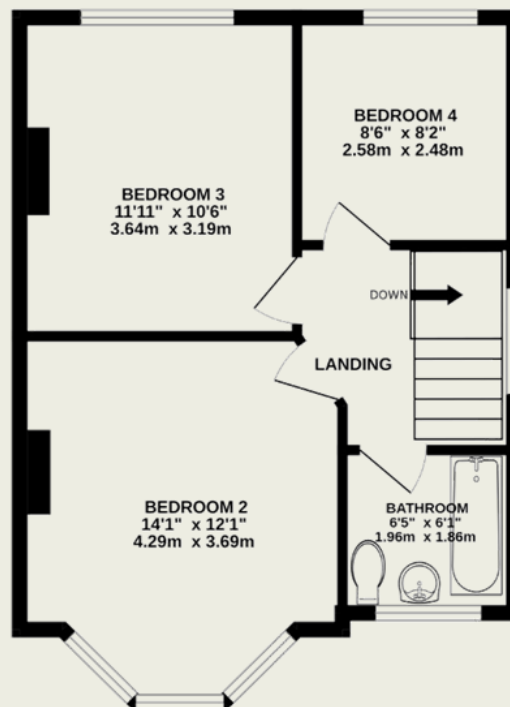
Important Information

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, 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.

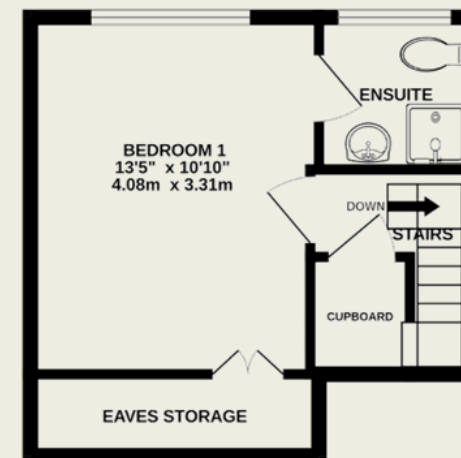
GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.