



4 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Off Street



Private Parking



EPC Band D

Council Tax

Band D

- £2,229.54 24/25

Local Authority

St Albans District Council

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Luton Road, Harpenden, Hertfordshire, AL5  
Asking Price £785,000.00 Freehold

## Luton Road, Harpenden, Hertfordshire, AL5

A beautifully presented four bedroom semi-detached family home located within a popular position and boasting a generous, private rear garden.

- 🏡 Catchment for excellent schooling
- 🏡 Downstairs cloakroom
- 🏡 Kitchen with space to dine
- 🏡 Sunny Private Gardens
- 🏡 Off-street Parking
- 🏡 Ensuite to the principal bedroom
- 🏡 Just over a mile to Harpenden High Street

### Description

Nestled within a sought-after horseshoe of similar homes, this beautifully presented family semi enjoys a charming front aspect overlooking open farmland. Light, airy, and spacious throughout, the home offers well-balanced accommodation ideal for modern family living. Upstairs, you'll find three generous bedrooms, including a principal with an ensuite, along with a stylish family bathroom. The ground floor boasts two inviting reception rooms, a fully fitted kitchen/breakfast room with Bi-Fold doors leading out to the garden, and a versatile fourth bedroom or home office.

The stunning south-facing rear garden features a thoughtfully designed patio, perfect for outdoor entertaining, with the remainder laid to lawn for relaxation and play. Completing the appeal, this delightful home also benefits from off-street parking for multiple cars.

### Location

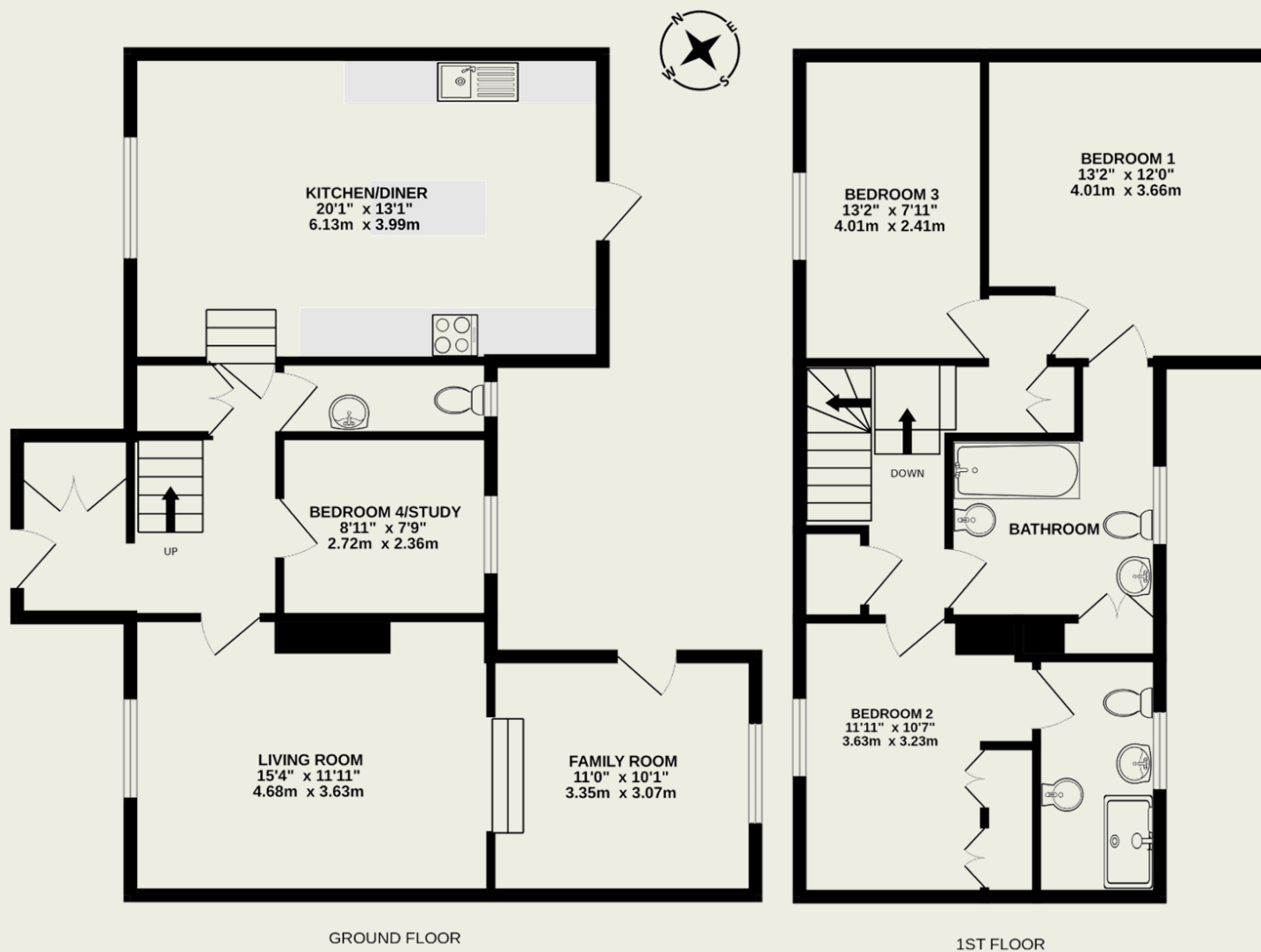
Tucked away from Luton Road and boasting breathtaking views of the rolling Hertfordshire countryside, this charming home offers the perfect blend of tranquility and convenience for family living. Just over a mile from Harpenden's picturesque, tree-lined town centre and mainline station, with fast trains reaching central London in just 26 minutes, it provides an ideal setting for a well-connected lifestyle. For families, the highly regarded Roundwood Park and Secondary schools, along with the excellent Wood End School, are all within a leisurely ten-minute stroll. A delightful home in a wonderful setting.





#### 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, and neither Ashtons nor any person in their employment has any authority to 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.



TOTAL FLOOR AREA : 1439sq.ft. (133.7 sq.m.) approx.

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