 2 Bedrooms

 1 Bathroom

 1 Reception Room

 Garage

 Front Garden

 EPC Band tbc

Council Tax
Band D
- £2,342.57 25/26
Local Authority
St Albans District Council

 **ashtons**
for life's great moves



Gilpin Green, Harpenden, AL5
Guide Price £400,000.00 Leasehold

Gilpin Green, Harpenden, AL5

A well presented, two bedroom, first floor maisonette located within easy reach of the town centre and mainline railway station.

🏡 Magnificent location

🏡 Two bedrooms

🏡 Lounge/dining room

🏡 Fitted kitchen

🏡 Bath & shower room

🏡 Garage

🏡 Private front garden

Description

This first floor apartment is offered in excellent condition throughout and is located in a peaceful position and within easy reach of Harpenden town centre and mainline railway station.

The bright, airy and spacious accommodation comprises two generous bedrooms, a refitted bathroom suite with separate shower cubicle. A large frontal aspect lounge/dining room and magnificent fully fitted kitchen which has built in appliances to include a gas hob, electric fan assisted oven and extractor fan.

Outside, the property boasts a private front garden that has been recently landscaped to include a paved patio and the remainder being laid to lawn with surrounding well stocked flower and shrub borders. The apartment also benefits from a garage in a block nearby, UPVC double glazed windows and gas central heating.

Location

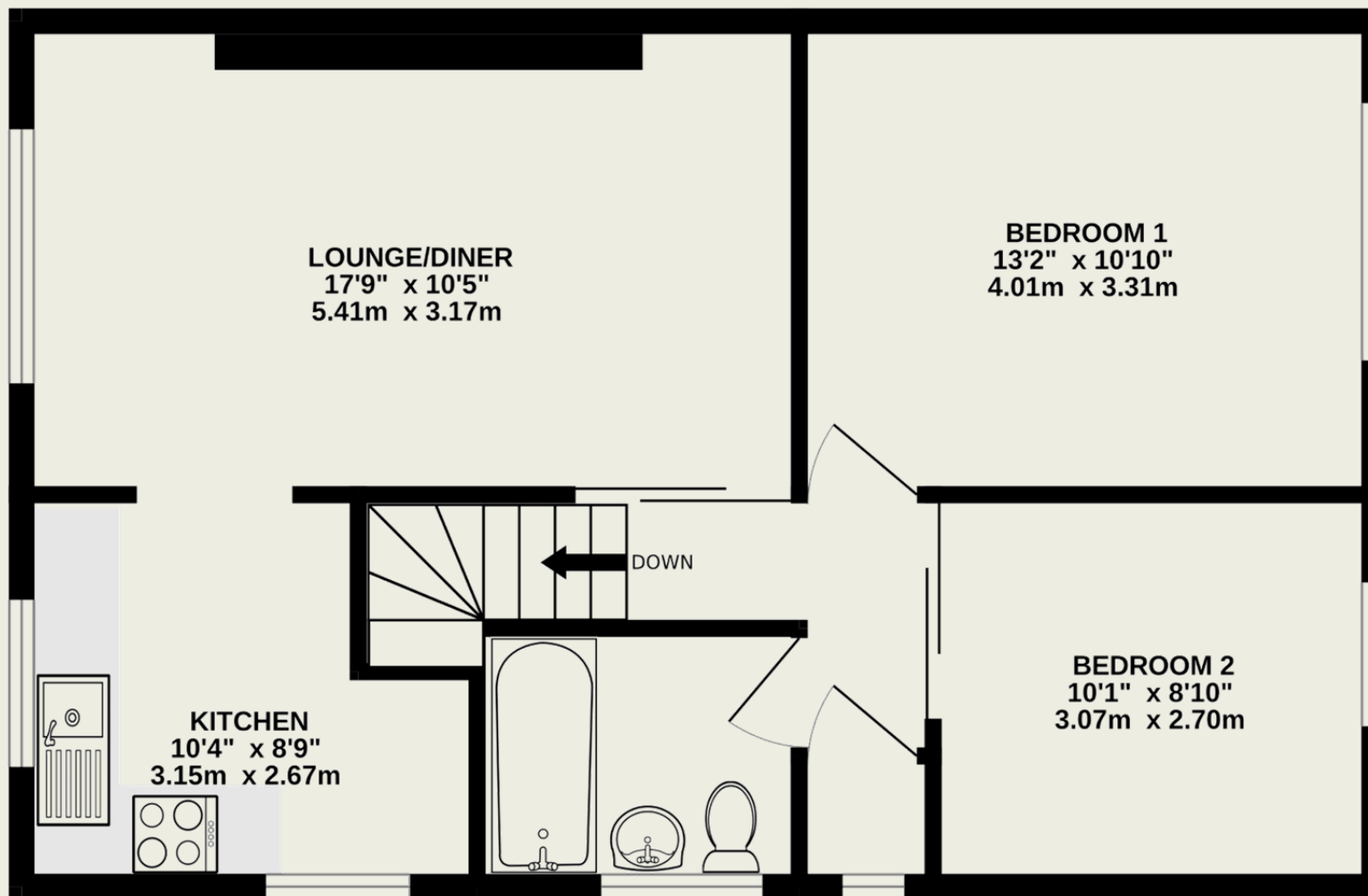
Gilpin Green presents a wonderful setting accessed from both Cowper Road and Crabtree Lane and with a mix of characterful 1930's and modern homes that produce a rare charm. The central location provides easy access to the wealth of facilities that Harpenden has to offer. The station and town centre are within half a mile and the schooling choice with Sir John Lawes, St Georges and Crabtree School are all within a short walk make this one of Harpenden's most prized addresses.





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 : 632 sq.ft. (58.7 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.