



4 Bedrooms



2 Bath/Shower Room + WC



4 Reception Rooms



Garage & Driveway



Private Garden



EPC Band D

Council Tax

Band F  
- £3,383.72 25/26

Local Authority  
St Albans District Council



**Kinsbourne Close, Harpenden, AL5**  
**Guide Price £925,000.00 Freehold**



## Kinsbourne Close, Harpenden, AL5

Immaculately presented four/five bedroom family home finished to a high specification throughout and enjoying a peaceful cul-de-sac location. Potential to extend subject to the usual planning consents.

- Superb condition throughout
- Versatile living for all families
- Four/five bedrooms
- Two/three reception rooms
- Principal bedroom with ensuite and walk in wardrobe
- Magnificent kitchen/family room
- Integral garage & parking

### Description

This magnificent family home has been the subject of a complete transformation by the current vendors and boasts wonderful bright, airy and spacious accommodation throughout as well as being located within the prestigious location of Kinsbourne Green.

The impeccable accommodation is arranged over two floors and is as versatile as it is practical, making it ideal for all types and sizes of families. On the ground floor is a double aspect sitting/dining room, leading into a separate study, and with patio doors out to the rear garden, a wonderful fully fitted kitchen/family room, again with access to the rear garden, a w/c and an additional versatile family room/bedroom five.

Upstairs the property comprises of a wonderful principal bedroom with ensuite shower room and walk in wardrobe, three further bedrooms and the stylish family bathroom.

Outside, the secluded southerly aspect gardens wrap around the rear and side of the house to form two private seating areas, one a patio and the other a raised decked area, to follow the sun all day or seek shade on the warmer summer days. The remainder is laid mostly to lawn with surrounding stocked flower and shrub borders.

At the front is both a driveway and an integral garage, allowing parking for multiple vehicles. There is also another lawned area with a mature hedgerow.

### Location

Kinsbourne Close is a pleasant cul-de-sac situated close to the glorious open spaces of Kinsbourne Green and represents a peaceful location for family life with fantastic countryside literally on the doorstep. Close to the renowned Wood End school and within a walk of the excellent Roundwood Park secondary school this is an excellent location for Harpenden's schooling.



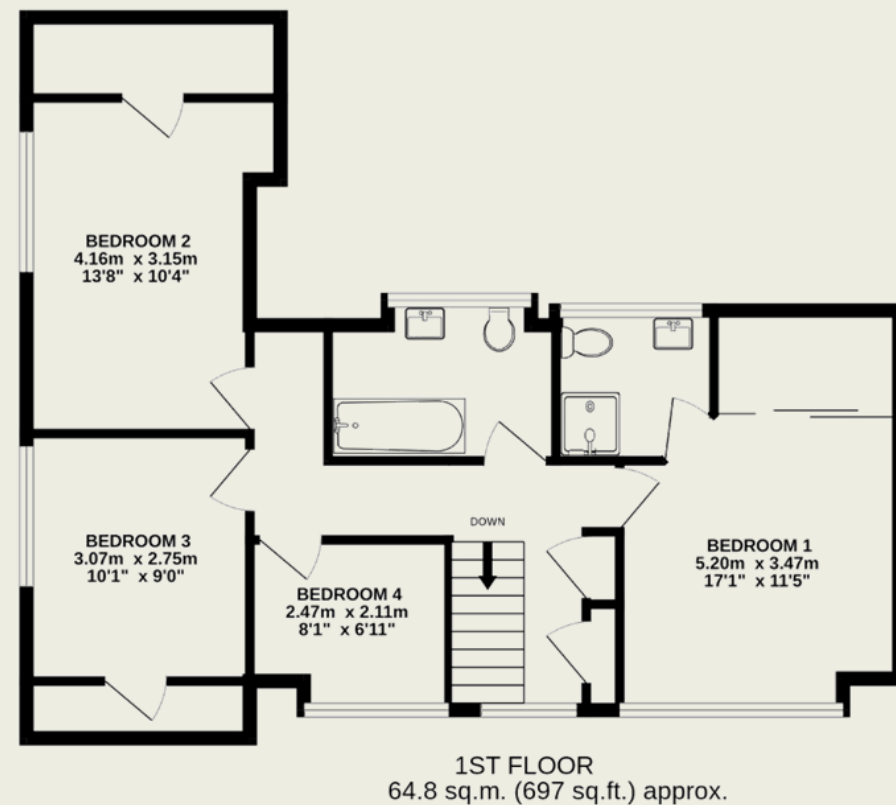
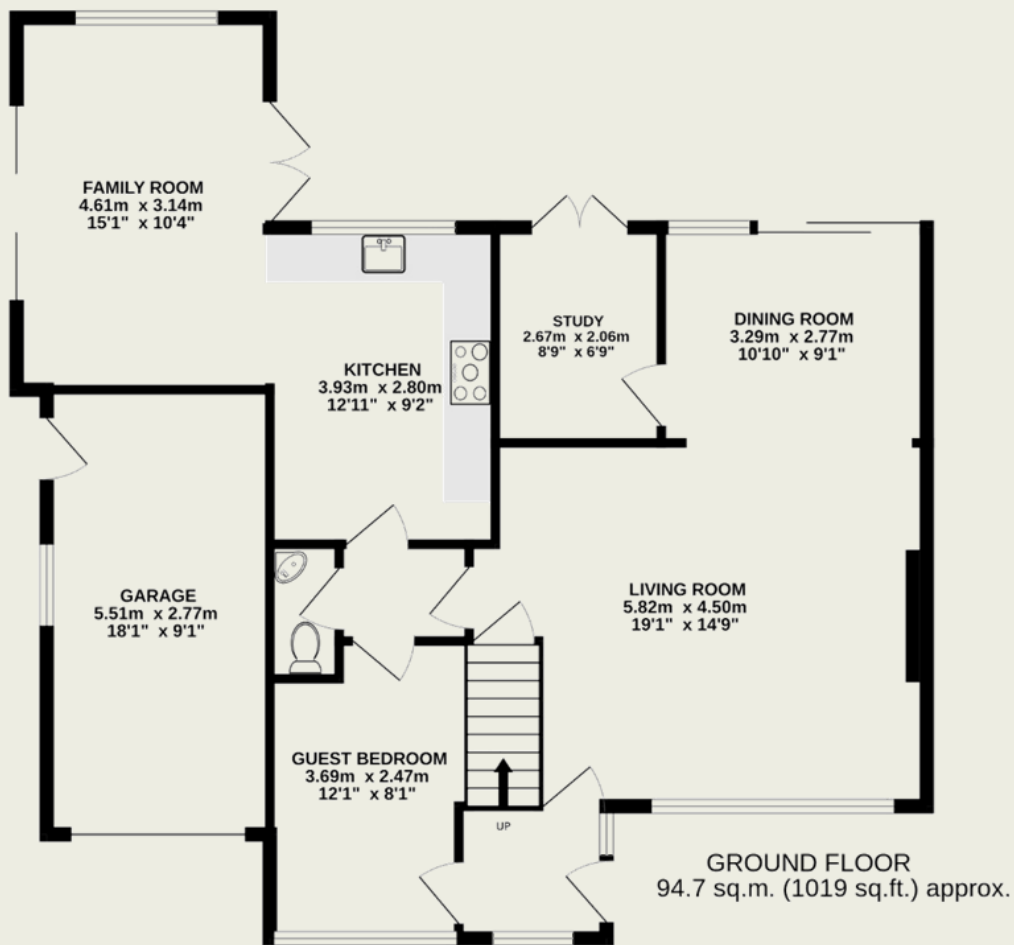




#### Important Information

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 : 159.5 sq.m. (1717 sq.ft.) approx.

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