



3 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Off Street Parking



Private Garden



EPC Band D

Council Tax

Band E  
- £2,863.15 25/26

Local Authority  
St Albans District Council



Fovant Close, Harpenden, AL5  
Asking Price £625,000.00 Freehold



## Fovant Close, Harpenden, AL5

A detached family home in need of some updating and located within an extremely popular position.

🏡 VACANT POSSESSION

🏡 Three bedrooms

🏡 Lounge/dining room

🏡 Conservatory

🏡 Kitchen

🏡 Downstairs cloakroom

🏡 Family shower room

### Description

This spacious detached family home is positioned at the head of the cul-de-sac and arranged over two floors and offered with vacant possession. The bright, airy and spacious accommodation comprises three good sized bedrooms and family shower room on the first floor, whilst downstairs is a large double reception room, rear aspect kitchen, downstairs cloakroom and conservatory.

Outside, the South/Westerly rear garden measures approximately 70ft in depth and has a large paved patio with the remainder being laid to lawn and surrounded by well stocked flower and shrub borders.

At the front is driveway parking and integral garage (currently converted).

### Location

Fovant Close is a charming cul-de-sac situated on the southern fringes of Harpenden close to the excellent 'Ofsted Outstanding Rated' Grove School. This popular location is a wonderful setting for family life offering a safe location for children to play. Southdown's shopping facilities, pubs and restaurants are all within a short walk as are a plethora of country walks. There are several local parks and Harpenden's mainline station is about a 20 minute walk away providing direct access to St Pancras International in under 30 minutes.



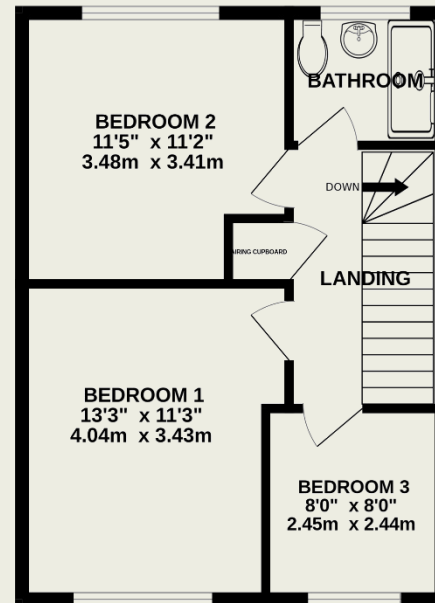
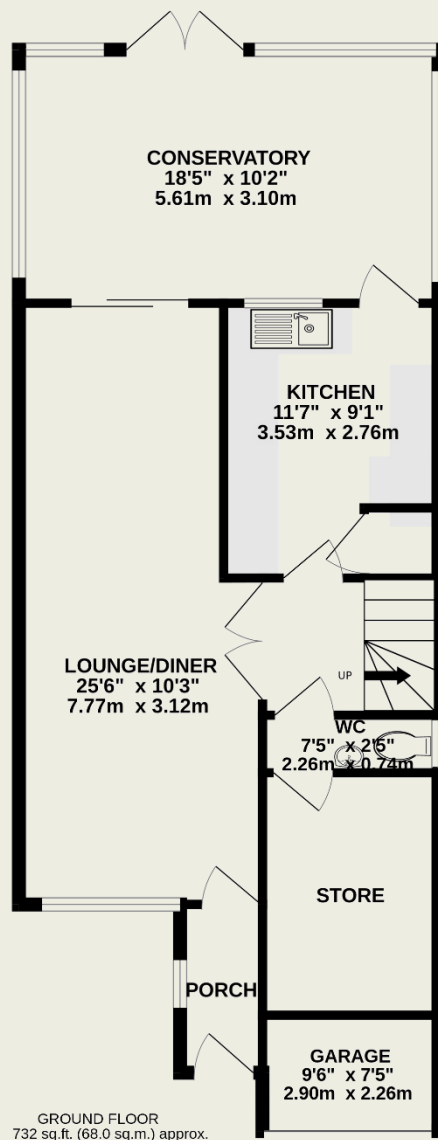




#### Important Information

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**1ST FLOOR**  
437 sq.ft. (40.6 sq.m.) approx.

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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.