



3 Bedrooms



1 Bathroom + WC



2 Reception Rooms



Driveway



50ft



EPC Band C

Council Tax

Band D

- £2,342.57 25/26

Local Authority

St Albans District Council



**Aldwickbury Crescent, Harpenden, AL5**  
**Guide Price £600,000.00 Freehold**



## Aldwickbury Crescent, Harpenden, AL5

**NO ONWARD CHAIN.** Offered with vacant possession and located within a popular position for excellent schooling.

🏡 Wonderful location for popular schooling

🏡 Three bedrooms

🏡 Family bathroom

🏡 Lounge/dining room

🏡 Family room

🏡 Kitchen

🏡 Downstairs cloakroom

### Description

**NO ONWARD CHAIN.** This spacious three bedroom mid terrace family home is in need of some updating and modernisation but positioned within an excellent location, ideal for popular schooling and easy access to Harpenden town centre and mainline railway station.

On the first floor are three good sized bedrooms and family bathroom whilst downstairs is a large double reception room boasting original wood-block flooring and sliding patio doors to the gardens. A further reception room, downstairs cloakroom and fitted kitchen.

Outside, the private gardens, which measure approximately 50ft in depth, comprise of a brand new timber decked area and steps down to the remainder which is laid to lawn and an additional paved suntrap at the rear.

### Location

Aldwickbury Crescent is just moments from Crabtree and High Beeches schools and a short walk from St Georges, Sir John Lawes and the new Katherine Warrington School. Harpenden mainline station is also within a short stroll providing access to central London in around thirty minutes. The Victorian High Street with its vast array of shops, pubs and restaurants in under a mile and there are some wonderful country walks along the Lea Valley Nature reserve which is also just a short walk away along with Aldwickbury Golf Club.

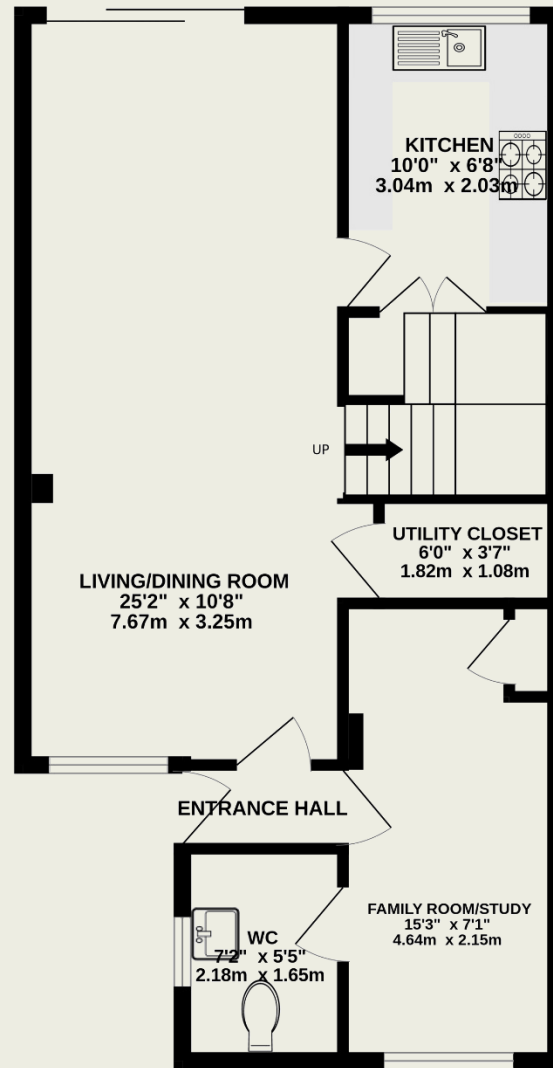




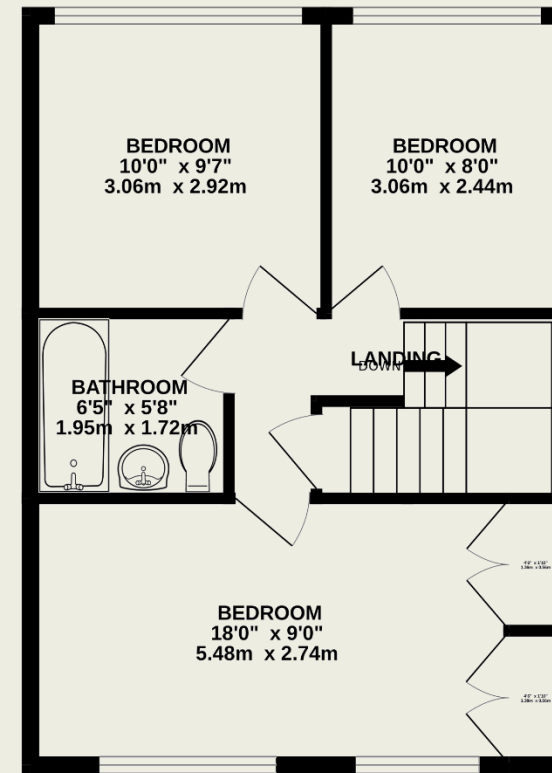


**Important Information**

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**GROUND FLOOR**  
578 sq.ft. (53.7 sq.m.) approx.



**1ST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.

**TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.**

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