
 4 Bedrooms

 2 Bath/Shower Rooms

 2 Reception Rooms

 Off Street Parking

 Private Garden

 EPC Band D

Council Tax  
Band: E £2,594.68  
April 23/March 24  
Local Authority  
St Albans District Council

 **ashtons**  
for life's great moves

Park Hill, Harpenden, AL5 3AT  
Guide Price £1,200,000 Freehold

## Park Hill, Harpenden

A superbly presented four bedroom character family home located within a sought after Roundwood location.

🏡 Four Bedroom Semi Detached Family Home

🏡 Catchment for Excellent Schooling

🏡 Separate Utility Room

🏡 Ensuite to the Principal Bedroom

🏡 Open Plan Family/Kitchen/Dining

🏡 1.1 Miles to Harpenden Station

🏡 Short Walk to Local Shops

### Description

Presented to the highest standard, this stunning character semi-detached family home can be found within the prestigious Roundwood area, one of Harpenden's most sought after locations.

Close to the bustling High Street, excellent schooling and scenic walk along the Nicky Line, which is directly opposite, this gorgeous property.

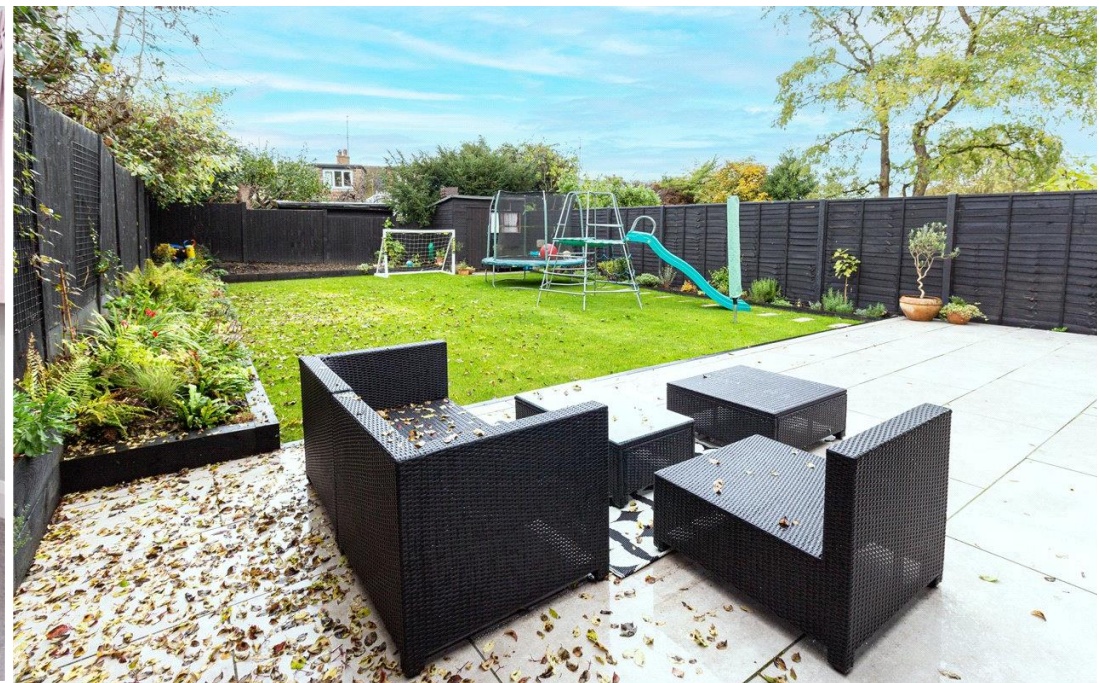
Offered in excellent condition throughout the spacious accommodation comprises four very generous bedrooms, en-suite bathroom to the Principal and further family shower room, a charming frontal aspect living room and stunning fully fitted kitchen/family room which has under floor heating and sliding doors out to the rear garden.

Outside, the private rear garden boasts a large entertaining patio with the remainder being laid to lawn and surrounded by well stocked flower and shrub borders. There is also a timber built garden storage shed and side access to the front where you will find gravelled off road parking and integral storage space with electric 'roller door', ideal for garden tools and bikes.

### Location

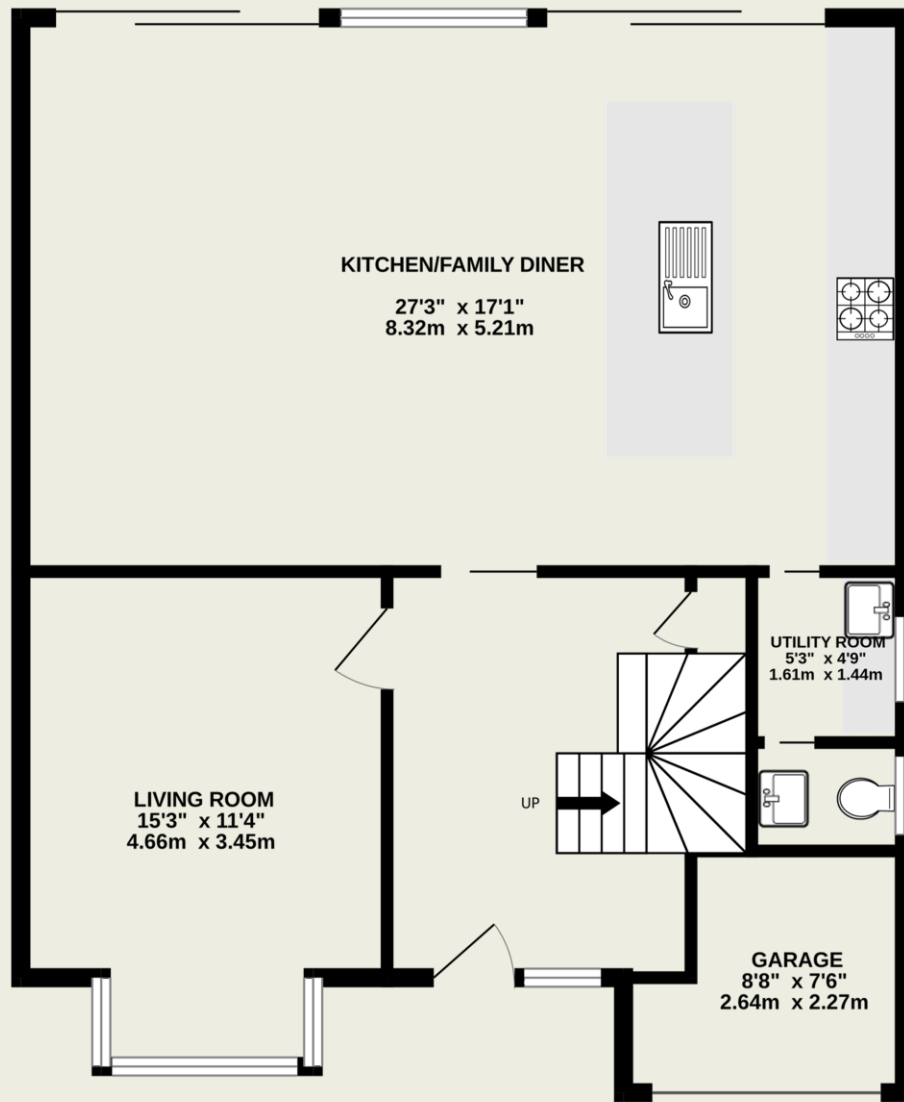
Park Hill is a charming setting just under a mile from Harpenden's tree-lined centre with its pleasant assortment of shops, pubs and restaurants. This magnificent home is also serviced by a fine array of local shops which includes the convenience of a Tesco express. Harpenden station is about a mile from the front door and provides access to central London in just under 30 minutes. If being close to quality schooling is on the agenda, the renowned Roundwood Park JMI and Secondary schools are within an easy walk.



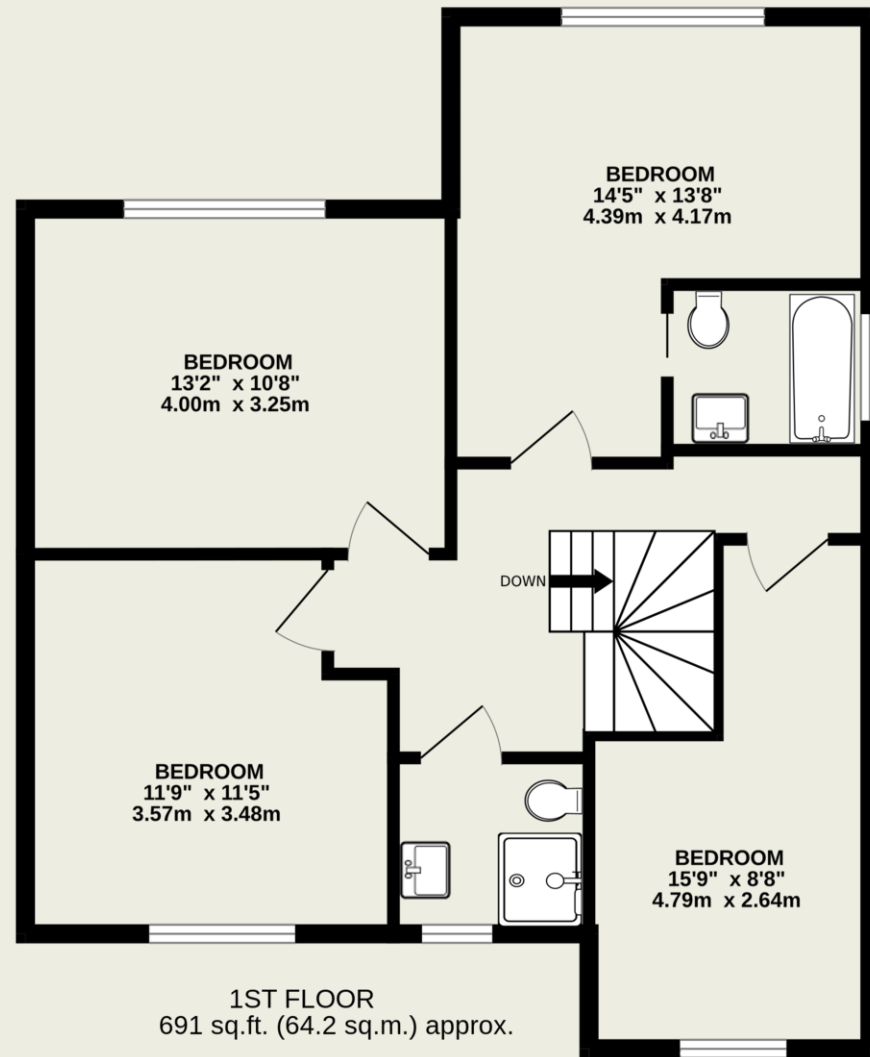


**Important Information**

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.



**GROUND FLOOR**  
857 sq.ft. (79.6 sq.m.) approx.



**1ST FLOOR**  
691 sq.ft. (64.2 sq.m.) approx.

TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

This floorplan is for illustration purposes. The measurements and position of each element are approximate and must be viewed as such.