



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Summer Street, Slip End, LU1 4BN
Asking Price £450,000

Set on the charming Summer Street, this attractive FOUR-BEDROOM end of terrace home combines generous interiors with a SPACIOUS REAR GARDEN, creating an ideal setting for family life.

With versatile reception rooms, direct access to the garden from both the kitchen and living areas, and a practical layout across two floors, it offers comfort and flexibility in equal measure. The property also benefits from OFF-STREET PARKING.

The ground floor features a welcoming living room currently utilised as a reception space, perfect for relaxing or greeting guests. To the rear, the home opens into a superb open-plan dining and living room, seamlessly connected to the kitchen.

Both the kitchen and living room benefit from doors opening directly onto the garden, allowing natural light to flood through and creating a wonderful indoor-outdoor flow. A utility room and convenient W/C add further practicality to the ground floor.

Upstairs, the property offers three well-proportioned double bedrooms and a further single bedroom, making it ideal for families needing flexible accommodation.

The bedrooms are served by a modern family bathroom, ensuring functionality and comfort for busy households. With light-filled interiors and generous proportions, the home is well suited to contemporary family living.

The rear garden is a standout feature, beginning with a spacious patio area perfect for outdoor dining and summer entertaining.

Beyond, the garden extends into a large lawned area, ideal for children's play or simply enjoying the outdoors. The size and layout of the garden make it a versatile space, equally suited for relaxation or more active use. The property currently has a garden studio used as a home office and an additional storage shed.

Summer Street is well located for access to a wide range of local amenities. Shops, schools, and parks are all nearby, making the area particularly convenient for families.

The property is within easy reach of Harpenden and Luton town centre, offering further shopping, leisure, and cultural facilities, while excellent transport links connect quickly to the M1 motorway, London Luton Airport, and the wider road network. For rail commuters, Luton Parkway station provides fast services into London St Pancras, making this a practical base for those needing to travel into the capital.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D









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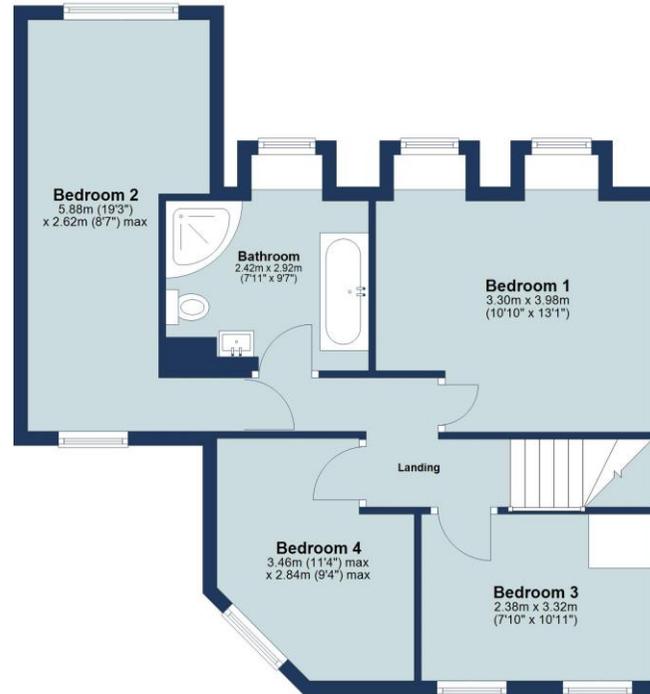
Ground Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



Total area: approx. 129.4 sq. metres (1393.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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