



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

St James Road, Harpenden, AL5 4PB  
Guide Price £1,150,000

This outstanding four double bedroom family home offers over 1,730 sq. ft. of thoughtfully designed and versatile living accommodation, arranged across three spacious floors.

Combining modern style with practical family living, this property is ideal for those seeking both comfort and convenience in a highly desirable location.

Upon entering the property, you are greeted by a bright and welcoming entrance hall that immediately sets the tone for the rest of the home. To the front, the elegant living room provides a cosy yet stylish retreat, featuring a charming wood burner perfect for relaxing evenings during the colder months. The ground floor also benefits from a convenient cloakroom/WC and useful under-stairs storage.

To the rear, the property truly comes into its own with a stunning open-plan kitchen and dining area, designed with both entertaining and everyday family life in mind. This contemporary space is flooded with natural light, with bi-fold doors opening seamlessly onto the southeast-facing garden, creating an excellent indoor-outdoor flow. The kitchen is complemented by a separate utility room, offering additional storage and practicality, with direct access to the side of the property.

The first floor hosts three generously sized double bedrooms, all beautifully presented and offering ample space for family living or guests.

The principal bedroom benefits from a modern en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. A spacious landing enhances the sense of space and light throughout this level.

The second floor provides a further excellent double bedroom, ideal as a guest suite, home office, or private retreat, along with useful eaves storage.

Externally, the property continues to impress. The southeast-facing rear garden has been thoughtfully arranged to include a patio area, perfect for outdoor dining and entertaining, as well as a well-maintained lawn ideal for children's play and enjoying the warmer months. The garden offers a wonderful balance of usability and privacy.

To the front, the property benefits from off-street parking, adding to the overall convenience.

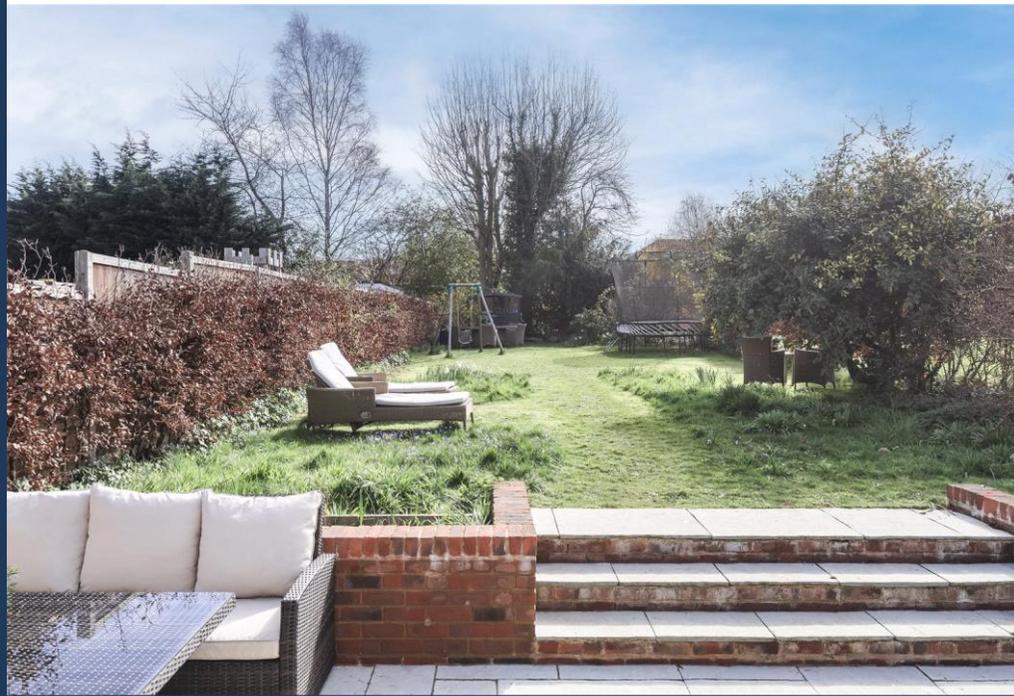
St James Road is a mature, peaceful, and friendly residential location, well-regarded for its community feel. The property is ideally positioned for access to highly sought-after local schools, including St George's and Sir John Lawes, making it particularly appealing for families. The nearby town centre provides a range of shops, amenities, and transport links, while the surrounding countryside offers beautiful walks and outdoor leisure opportunities.

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









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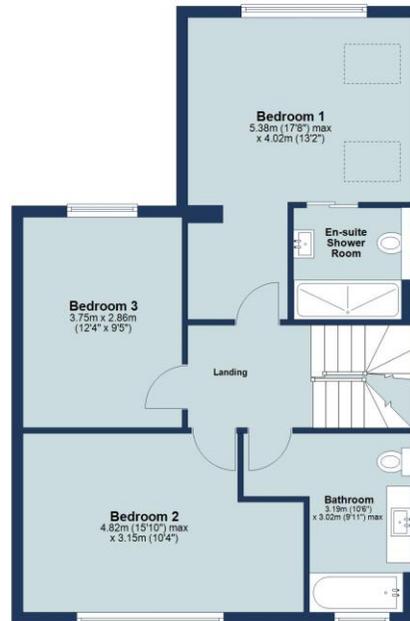
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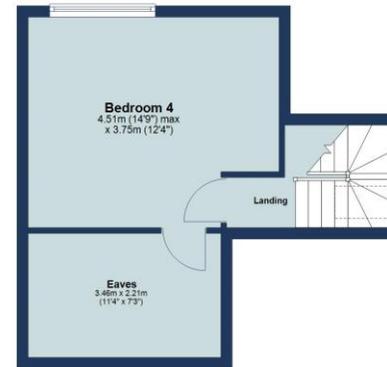
**Ground Floor**  
Approx. 77.2 sq. metres (830.6 sq. feet)



**First Floor**  
Approx. 63.5 sq. metres (683.1 sq. feet)



**Second Floor**  
Approx. 20.7 sq. metres (222.9 sq. feet)



Total area: approx. 161.3 sq. metres (1736.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Eaves are not included in the total floor area.  
Plan produced using PlanUp.

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