



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

Hawthorn Close, Harpenden, AL5 1HN  
Asking Price £600,000

Positioned in a peaceful cul-de-sac in desirable South Harpenden, this well-presented two-bedroom detached bungalow offers comfortable living with the added benefit of a lovely garden and scope for future extension, subject to the relevant planning permissions.

This property also enjoys a garage and driveway parking to the rear, accessed via the rear garden.

The accommodation is thoughtfully laid out, featuring a welcoming entrance hall, a spacious living room filled with natural light, and a bright conservatory that opens onto the rear garden perfect for relaxing or entertaining. The kitchen is complemented by a separate utility area with its own WC, offering practical day-to-day functionality.

There are two well-proportioned bedrooms, with the principal bedroom enjoying direct access to the garden, creating a lovely indoor-outdoor flow. A wet room, conveniently positioned just off the hallway, serves the home, ensuring both comfort and accessibility.

The property sits on an attractive plot with a lawned front garden and steps leading up to the front door.

At the rear, the garden offers a paved area, lawn, and established shrubs and plants—an inviting space to enjoy throughout the seasons and with potential to further enhance if desired.

Hawthorn Close is a quiet residential cul-de-sac in South Harpenden, known for its friendly community feel and convenient location. The property is just a short walk from the highly regarded Grove School, local shops, and access to open countryside. Harpenden town centre and mainline station are approximately 1.5 miles away, providing quick and reliable connections into central London in under 30 minutes.

This delightful home offers an excellent opportunity for downsizers seeking a peaceful setting with everyday amenities close by, or for young families looking for a home they can enjoy now and grow into overtime. With no upper chain, early viewing is highly recommended.

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









### Ground Floor

Approx. 95.4 sq. metres (1027.3 sq. feet)



Total area: approx. 95.4 sq. metres (1027.3 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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