



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

Aplins Close, Harpenden, AL5 2QB
Guide Price £800,000

A striking and individual three-bedroom home, quietly positioned in central Harpenden and offering approximately 1,313 sq ft of thoughtfully arranged accommodation over three floors. Extensively remodelled with an emphasis on light, space and flexibility, the property combines contemporary open plan living with a separate reception room, dedicated home office and an impressive principal bedroom suite.

The ground floor opens into a bright entrance hall leading to a beautifully presented living room, while the adjoining office provides a valuable dedicated workspace. To the rear is the real centrepiece of the house, a superb open plan kitchen, dining and family room, designed as a sociable setting for everyday life and entertaining.

The contemporary kitchen features sleek cabinetry and a substantial central island, complemented by extensive roof glazing which floods the space with natural light. There is ample room for dining and informal seating, while wide bi-fold doors open directly onto the terrace and garden. A utility area, useful storage and ground floor WC complete this level.

The first floor is largely devoted to the principal bedroom suite, creating a wonderfully private retreat. The generous bedroom benefits from extensive fitted storage and its own contemporary bathroom with bath and shower over.

Two further bedrooms occupy the second floor, together with a separate shower room. Both bedrooms incorporate distinctive raised sleeping areas, cleverly leaving the main floor space available for desks, seating and storage. This imaginative arrangement gives the rooms considerable character and makes particularly effective use of the available space.

Outside, the private landscaped rear garden provides an attractive extension of the living accommodation, with a generous, paved terrace for outdoor dining and entertaining complemented by established planting and mature greenery and two useful exterior storage cupboards. The property also benefits from off street parking and EV charging to the front.

The central Harpenden setting is a significant part of the appeal. The town's excellent selection of shops, cafés, restaurants and everyday amenities are within walking distance, together with the mainline railway station and a choice of well-regarded schools.

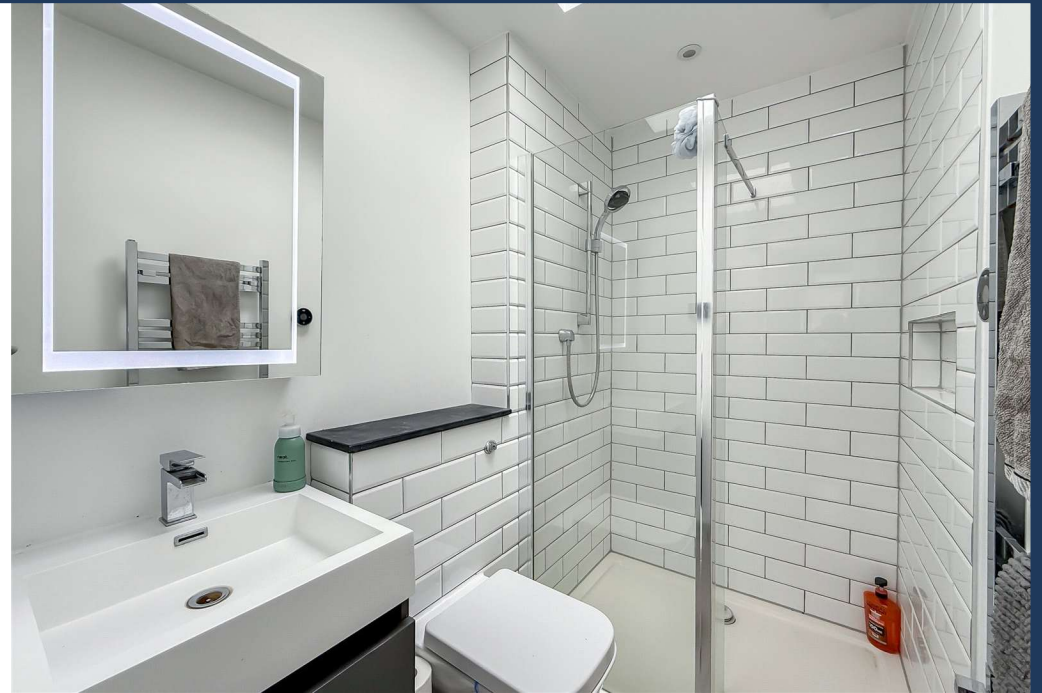
Stylish, cleverly designed and exceptionally well located, this is a highly individual home combining versatile contemporary living with the convenience of having so much of Harpenden within easy reach.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C









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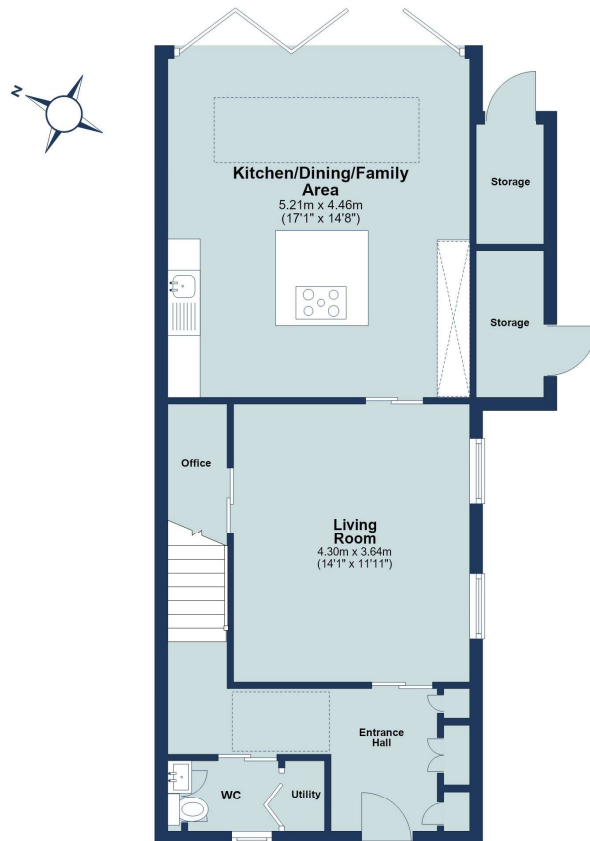
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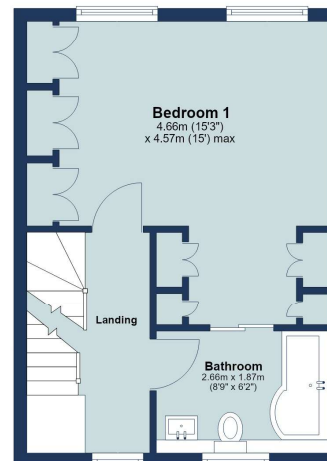
Ground Floor

Approx. 60.4 sq. metres (649.6 sq. feet)



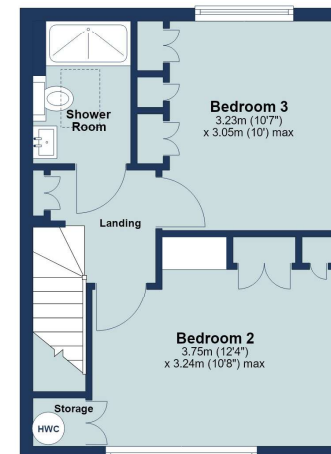
First Floor

Approx. 31.1 sq. metres (334.4 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 122.0 sq. metres (1313.5 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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