



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

Aldwick Road, Harpenden, AL5 1NG
Asking Price £1,250,000

Enjoying over 1,850 sq. ft. of versatile and well-presented living accommodation, this bright and spacious four-bedroom family home is offered for sale with no upper chain and provides excellent scope for further extension, subject to the necessary planning consents. Set within a peaceful and sought-after residential area, the property offers generous and flexible accommodation ideally suited to modern family life.

The ground floor begins with a welcoming entrance hall, with stairs rising to the first floor and doors leading through to both the living room and kitchen.

The spacious dual-aspect living room is filled with natural light and benefits from doors opening into a versatile family room, which provides access to a separate office, making this an ideal arrangement for those working from home or requiring additional family space.

The well-equipped kitchen has an open connection to the dining area, creating a sociable space for everyday family living and entertaining. From the dining area, doors open directly onto the rear garden, providing a seamless connection between the house and garden during the warmer months. A cloakroom and separate WC are also conveniently located off the kitchen.

The first floor provides four well-proportioned bedrooms together with a family bathroom, offering comfortable and flexible accommodation for a growing family.

To the rear, the property enjoys a mature and attractive southeast-facing garden, featuring a generous lawn, established shrubs, trees and bushes, as well as a patio area providing an excellent space for outdoor dining and relaxation. The property also benefits from solar panels installed on the rear roof.

To the front, the property is approached via a driveway bordered by mature shrubs and trees, with a garage providing useful additional storage and parking. The garage benefits from access from both the front and side.

The property is conveniently located close to Aldwickbury Golf Club and is within walking distance of several sought-after schools. Harpenden town centre is also easily accessible, offering a wide range of shops, cafés, restaurants, leisure facilities and everyday amenities.

Combining excellent living space, a mature garden, flexible accommodation and the benefit of no upper chain, this is a superb family home in a popular residential setting.

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









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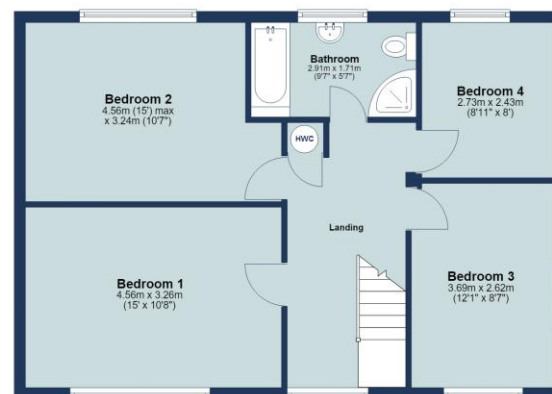
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Ground Floor
Approx. 109.3 sq. metres (1176.7 sq. feet)



First Floor
Approx. 63.1 sq. metres (679.5 sq. feet)



Total area: approx. 172.5 sq. metres (1856.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

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