



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

**Wells Close, Harpenden, AL5 3LQ**  
Guide Price **£2,250,000**

This exceptional contemporary residence offers in excess of 3,100 sq ft of impeccably designed living space, discreetly positioned within a peaceful and highly desirable cul-de-sac in Harpenden.

Showcasing a striking multi-level design, this one-of-a-kind home combines architectural flair with superb versatility, creating an outstanding environment for modern family living. A sweeping driveway and beautifully maintained wraparound gardens further enhance the sense of exclusivity and arrival.

The ground floor sets an impressive tone, welcoming you through an elegant entrance hall into a substantial living room, where expansive bi-fold doors seamlessly open onto a generous balcony perfectly blending indoor and outdoor living. A stylish guest cloakroom completes this level.

The first lower ground floor hosts two beautifully appointed bedrooms, including one featuring a bespoke walk-in wardrobe. Each bedroom benefits from its own luxurious shower room, offering both comfort and privacy.

The second lower ground floor continues to impress, with two further indulgent bedrooms, both enjoying contemporary en-suite facilities.

One suite is complemented by a walk-in wardrobe, while both rooms open directly onto an expansive rear terrace ideal for private relaxation or entertaining.

Ascending to the first floor, the heart of the home reveals a sophisticated kitchen/dining space, thoughtfully designed for both everyday living and hosting. This is perfectly supported by a substantial separate utility room.

The uppermost level provides a magnificent family room, bathed in natural light and enhanced by bi-fold doors leading onto a further balcony an ideal retreat to unwind or entertain in style.

Wells Close enjoys a prime position just off Ridgewood Drive, within close proximity to outstanding local schooling and the vibrant Harpenden town centre, renowned for its excellent amenities, boutique shopping, and

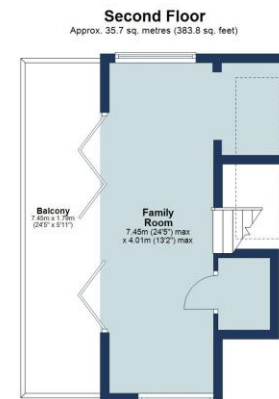
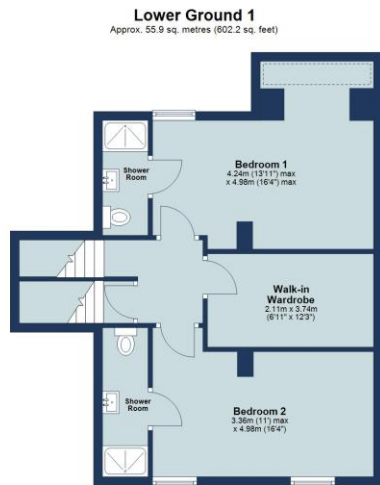
**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: C**











Total area: approx. 290.5 sq. metres (3126.8 sq. feet)

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

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