



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

Cravells Road, Harpenden, AL5 1BG
Asking Price £1,275,000

Enjoy living in this wonderful Victorian three double bedroom detached family home, beautifully positioned within walking distance of Harpenden Common and Golf Club. This charming home offers the perfect blend of period character, generous living space and modern convenience, all set within the highly desirable town of Harpenden.

The property has previously benefited from historic planning permission for a substantial and impressive extension, which has recently expired. This presents an exciting opportunity for a purchaser to reapply and further enhance the home, subject to the necessary consents. Further details are available upon request.

To the front of the property, charming established shrubbery frames the house, with steps leading up to the front door, creating an attractive and welcoming approach.

The accommodation begins with a welcoming entrance hall, featuring stairs to the first floor and a useful storage cupboard beneath. A door leads through to the elegant bay-fronted living room, which enjoys a feature fireplace and plenty of natural light, creating a warm and inviting space for relaxing or entertaining.

Returning to the entrance hall, a further door opens into the bright and spacious kitchen/breakfast room, the true heart of the home, with bi-fold doors opening directly onto the south-facing garden—perfect for indoor/outdoor living during the warmer months. A separate utility room and ground floor WC complete the ground floor accommodation.

The first floor offers a bay-fronted principal bedroom with fitted wardrobes and the benefit of its own en-suite WC. There are two further well-proportioned bedrooms, ideal for family, guests or home working, along with a modern shower room serving this floor.

To the rear of the property is a delightful south-facing garden, thoughtfully arranged with a patio area for al fresco dining and a generous lawn. At the end of the garden sits an impressive log cabin garden room, providing additional versatile accommodation with its own living/bedroom space and shower room. This superb addition is ideal for guests, a home office, studio, or independent living space.

To the front of the property, flower beds, driveway parking and steps leading up to the front door.

Cravells Road is located in a popular residential area of Harpenden, a town renowned for its strong sense of community and excellent educational provision. The area is particularly well served by a range of highly regarded state and private schools, making it an ideal choice for families.

Harpenden Common, Rothamsted Park and the surrounding countryside offer wonderful opportunities for walking, recreation and family activities, while the town centre provides a wide range of independent boutiques, cafés, restaurants and everyday amenities.

Harpenden's mainline railway station offers fast and frequent services into London St Pancras International, making this an ideal location for commuters. With its blend of period charm, open green spaces, outstanding schools and excellent connectivity, Harpenden continues to appeal to families, professionals and downsizers alike.

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









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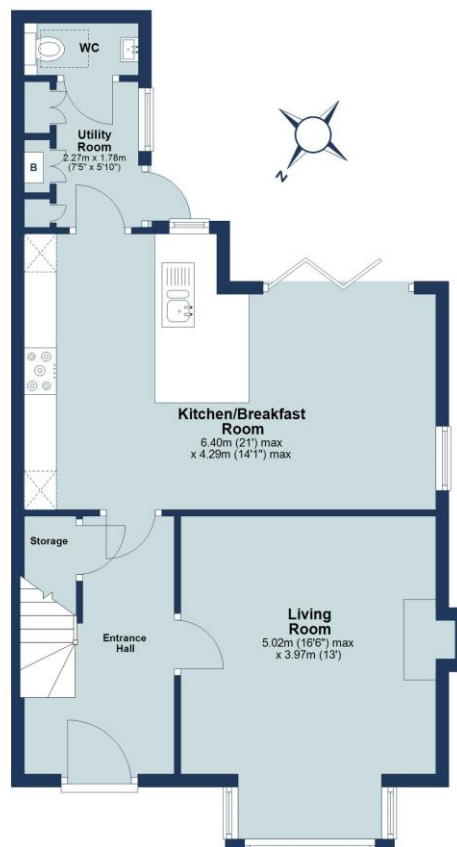
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Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



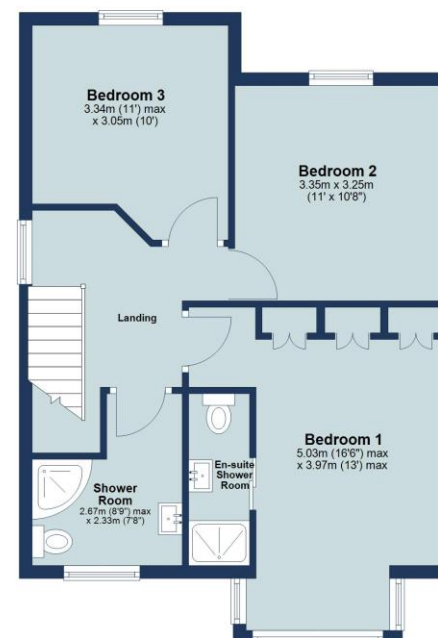
Annexe

Approx. 25.7 sq. metres (276.9 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



Total area: approx. 137.4 sq. metres (1478.8 sq. feet)

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

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