



**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









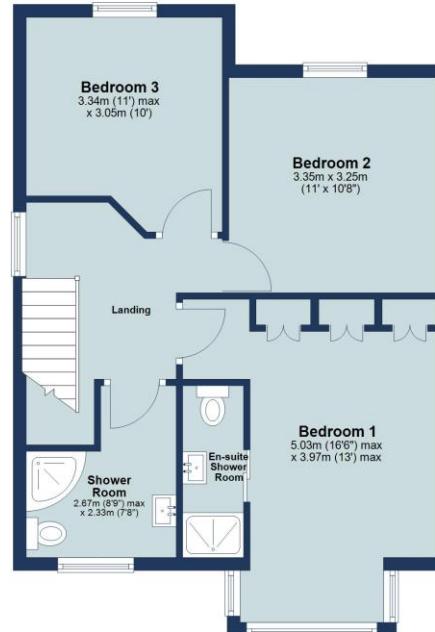
Annexe
Approx. 25.7 sq. metres (276.9 sq. feet)



Ground Floor
Approx. 58.7 sq. metres (631.8 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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

BRADFORD & HOWLEY
HARPENDEN | MARSHALSWICK | ST ALBANS

@bradfordandhowley
 @bradfordandhowley
 @bradford-howley
 @bradfordhowley4660

01582 769966
 harpenden@bradfordandhowley.com
 42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com