



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

Cravells Road, Harpenden, AL5 1BG
Asking Price £1,195,000

Enjoy living in this charming Victorian three double bedroom detached family home with off-street parking for two cars, ideally positioned within walking distance of Harpenden Common and the Golf Club.

Combining period character with modern convenience, this attractive home occupies a highly sought after location within the popular town of Harpenden.

The property has previously benefited from planning permission for a substantial extension, which has since expired, presenting an exciting opportunity for a future purchaser to reapply and further enhance the accommodation, subject to the necessary consents. Further details are available upon request.

The accommodation begins with a welcoming entrance hall with useful understairs storage.

To the front of the property is an elegant bay-fronted living room featuring a fireplace and an abundance of natural light, creating a warm and inviting space for both relaxing and entertaining.

To the rear, the spacious kitchen/breakfast room forms the heart of the home, with bi-fold doors opening directly onto the south-facing garden, creating a wonderful connection between the indoor and outdoor spaces. A separate utility room and ground floor cloakroom complete the accommodation.

The first floor offers a bay-fronted principal bedroom with fitted wardrobes and the benefit of an en-suite WC. There are two further well-proportioned double bedrooms together with a modern shower room, providing flexible accommodation for families, guests or those working from home.

To the rear, the delightful south-facing garden is arranged with a patio area ideal for outdoor dining and a generous lawn beyond. A particular feature is the impressive log cabin garden room, providing versatile additional accommodation with living/sleeping space and its own shower room. This superb addition is ideal as guest accommodation, a home office, studio or independent living space.

To the front, established planting and flower beds create an attractive approach, complemented by driveway parking and steps leading to the front door.

Cravells Road is situated within a popular residential area of Harpenden, renowned for its excellent schooling, strong community spirit and abundance of green open spaces. Harpenden Common, Rothamsted Park and the surrounding countryside are all nearby, whilst the vibrant town centre offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. The mainline station provides fast and frequent services into London St Pancras International, making this an ideal location for commuters.

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









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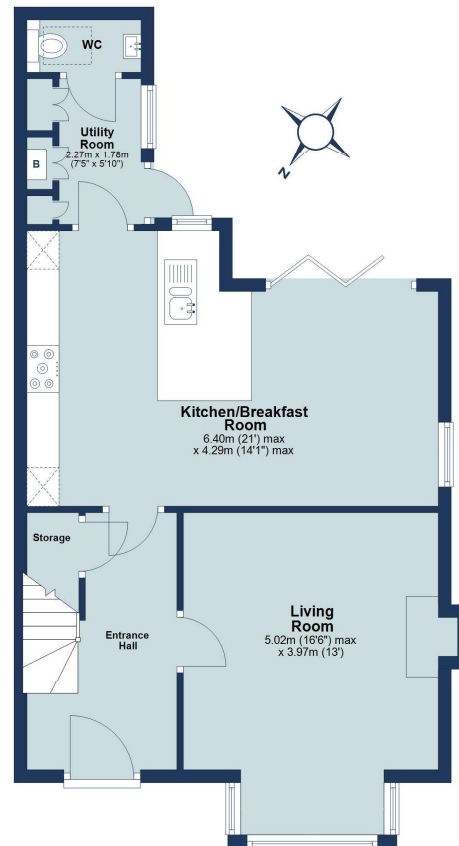
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Ground Floor

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



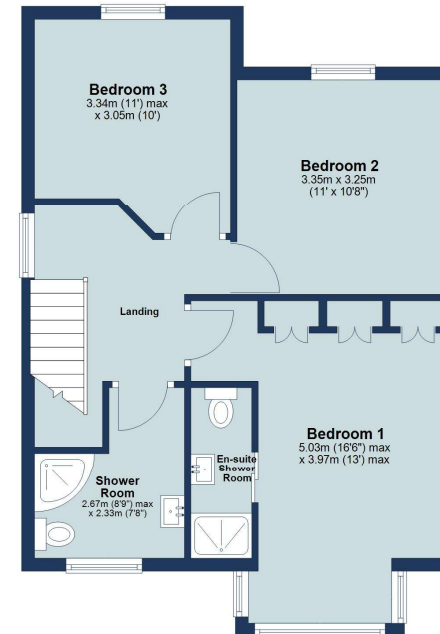
Annexe

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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