



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

Knowle Drive, Harpenden, AL5 1RW
Asking Price £600,000

This attractive three-bedroom family home in Harpenden offers well balanced and thoughtfully extended accommodation, ideally suited to modern living, with the added benefit of a pleasant outlook to the front and a southeast facing garden to the rear.

The property has been extended on the ground floor, creating a more open and sociable layout. At the heart of the home is the impressive open plan kitchen and dining area, providing a bright and versatile space for both everyday family life and entertaining with a ground floor cloakroom. The layout allows for a natural flow between cooking, dining and informal seating, with good proportions and a strong connection to the garden.

In addition, the home benefits from a spacious living room, offering a comfortable and separate area for relaxation. This room enjoys a pleasant outlook to the front, overlooking green open space, which enhances the sense of light and provides an attractive setting.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a third bedroom that is well suited as a child's room, nursery or home office, supported by a family bathroom, providing added convenience for families and guests.

Externally, the home enjoys a southeast facing rear garden, allowing for good natural sunlight throughout the day and creating an ideal environment for outdoor dining, relaxation and play. The garden offers a balance of patio and lawn areas, making it both practical and enjoyable.

Further benefits include a garage en-bloc, providing useful storage or secure parking.

The location is particularly appealing for families, with the property within walking distance of well-regarded local schooling. In addition, the Southdown shops are easily accessible, offering a range of everyday amenities, while Harpenden town centre and transport links remain within convenient reach.

Overall, this is a well located and extended family home offering a practical layout, attractive outlook and excellent access to local amenities and schooling.

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



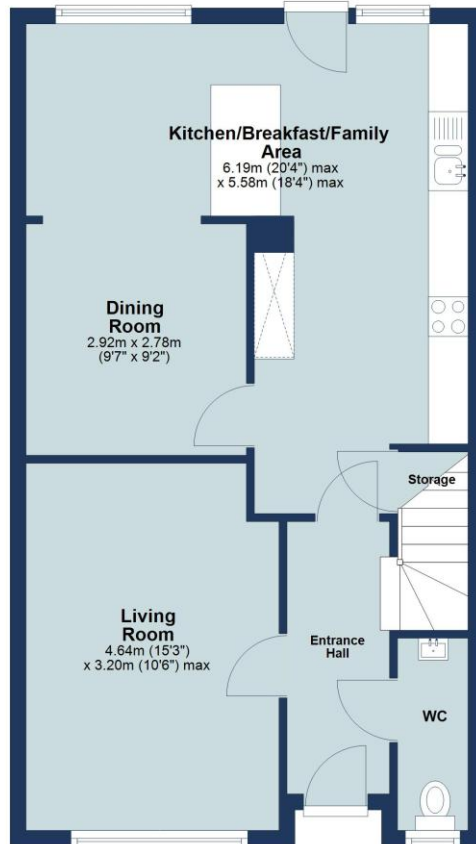






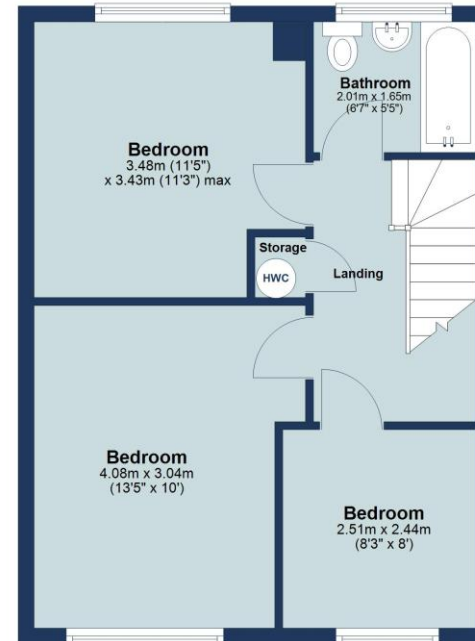
Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 99.0 sq. metres (1065.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

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