



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

Tarrant Drive, Harpenden, AL5 1RP
Asking Price £650,000

Offered for sale with no onward chain, this attractive detached family home is ideally positioned in the highly regarded Southdown area of Harpenden, a location particularly popular with families due to its strong sense of community, excellent schooling options, and convenient access to local amenities.

The property is approached via a driveway providing off-street parking and access to a garage. Upon entering, you are welcomed by an entrance hall that leads through to a generous open-plan living and dining room, a bright and versatile space ideal for both everyday family life and entertaining. Sliding doors open into a well-proportioned conservatory, which enjoys pleasant views over the rear garden and provides direct access outside, allowing for a seamless connection between indoor and outdoor living.

The kitchen is accessed directly from the living space, offering a practical layout with scope for modernisation or reconfiguration if desired. A useful ground floor WC completes the accommodation on this level.

To the first floor, the property offers three bedrooms, all served by a family bathroom. The layout is well suited to growing families, with flexibility for use as bedrooms, a home office, or guest accommodation.

Externally, the rear garden is mainly laid to lawn and complemented by a variety of mature shrubs and trees, creating a private and established outdoor space ideal for children, gardening enthusiasts, or relaxing in the warmer months.

To the front, the property benefits from a driveway and garage, providing ample parking and storage.

Tarrant Drive is situated within the Southdown area of Harpenden, a well-established and family-friendly neighbourhood.

The area is particularly renowned for its excellent local schooling, including highly regarded primary schools such as The Grove Infant and Nursery School and High Beeches Primary School. These schools, along with others nearby, contribute significantly to the area's popularity among families.

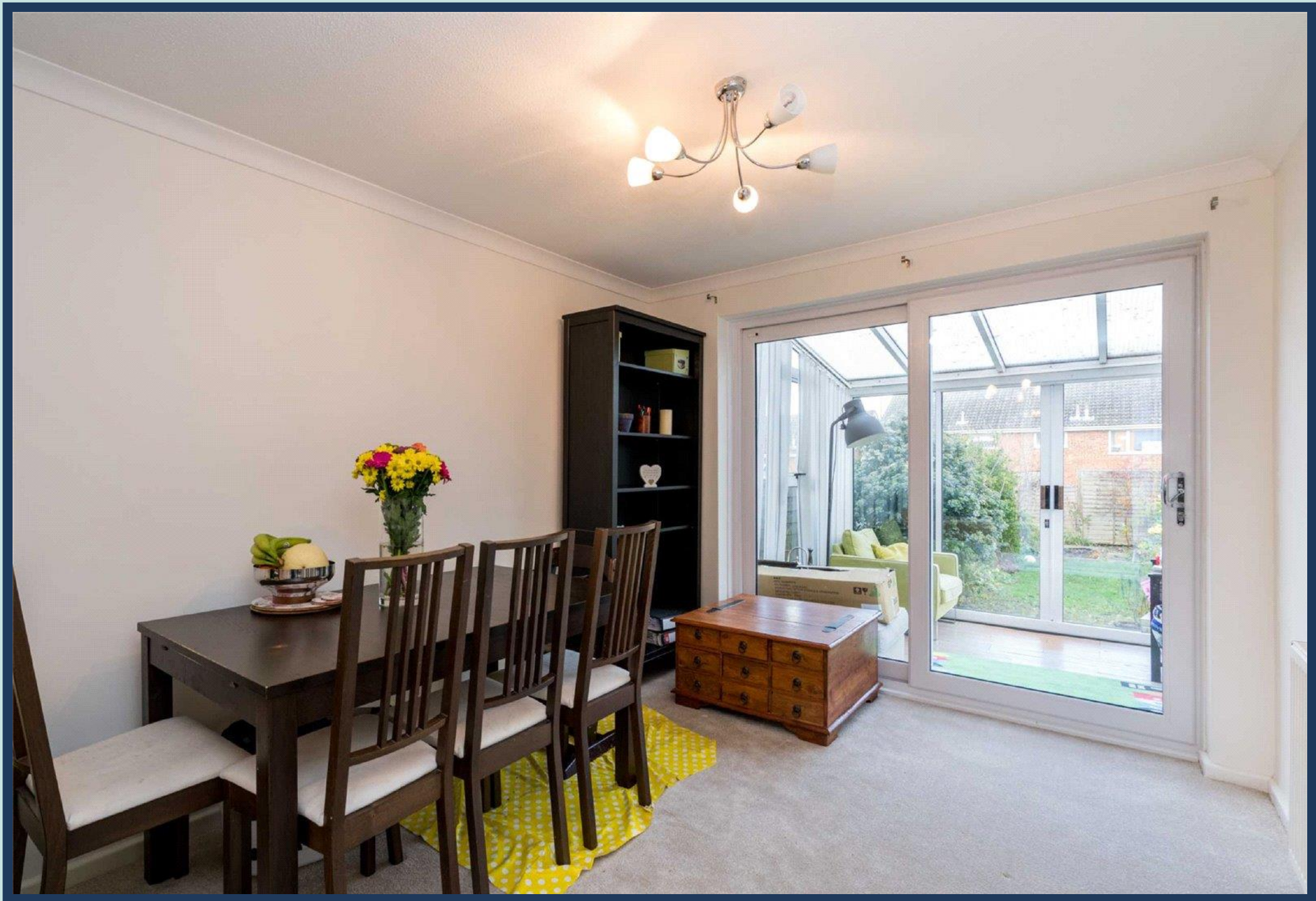
Southdown itself offers a range of local amenities including convenience stores, cafes, and everyday services, while Harpenden town centre is within easy reach, providing a wider selection of shops, restaurants, and leisure facilities.

For commuters, Harpenden mainline station offers fast and frequent services into London St Pancras, making the area an excellent choice for those needing access to the capital while enjoying a more relaxed, suburban lifestyle.

The area also benefits from numerous green spaces, parks, and walking routes, enhancing its appeal for families and outdoor enthusiasts alike.

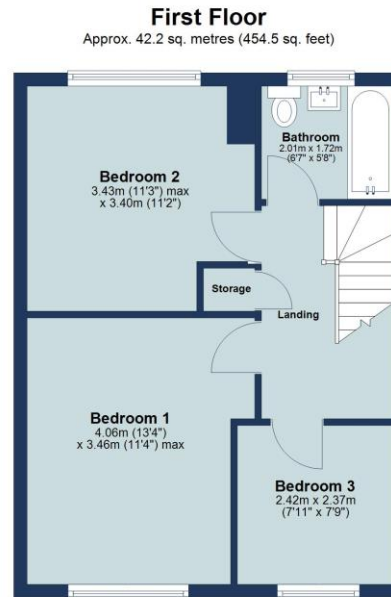
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

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

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