



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

Lea Road, Harpenden, AL5 4PQ  
Asking Price £1,250,000

Enjoying over 2,230 sq. ft. of well-planned accommodation, this excellent semi-detached family home offers spacious and versatile living throughout, ideal for modern family life. The property enjoys a desirable position on Lea Road in Harpenden, a peaceful and sought-after residential address within easy reach of the town centre, mainline railway station and well-regarded local schools.

Upon entering the property, you are welcomed by an entrance porch which leads into a bright and inviting entrance hall, creating an immediate sense of space. The hallway features a staircase rising to the first floor along with useful under-stairs storage, ideal for everyday household items.

To the front of the property is a bay-fronted living room, a comfortable and elegant space filled with natural light. This room opens into the dining room through bi-folding doors, allowing the two areas to be used either as separate rooms or combined to create an excellent entertaining space for family gatherings and social occasions.

To the rear sits the spacious kitchen/breakfast room, providing ample room for both cooking and informal dining, making it a natural hub of the home. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry space, with a convenient door providing internal access to the integral garage.

Also located on the ground floor is a separate family room, a versatile space that could be used as a playroom, home office, snug or media room depending on requirements.

A guest WC completes the ground floor accommodation.

The first floor comprises four well-proportioned bedrooms. Bedroom two benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, providing comfortable accommodation for a growing household.

Externally, the property continues to impress. To the rear there is a generous garden, offering plenty of space for children to play as well as an ideal setting for outdoor dining and summer barbecues. To the front, a wide driveway provides ample off-street parking.

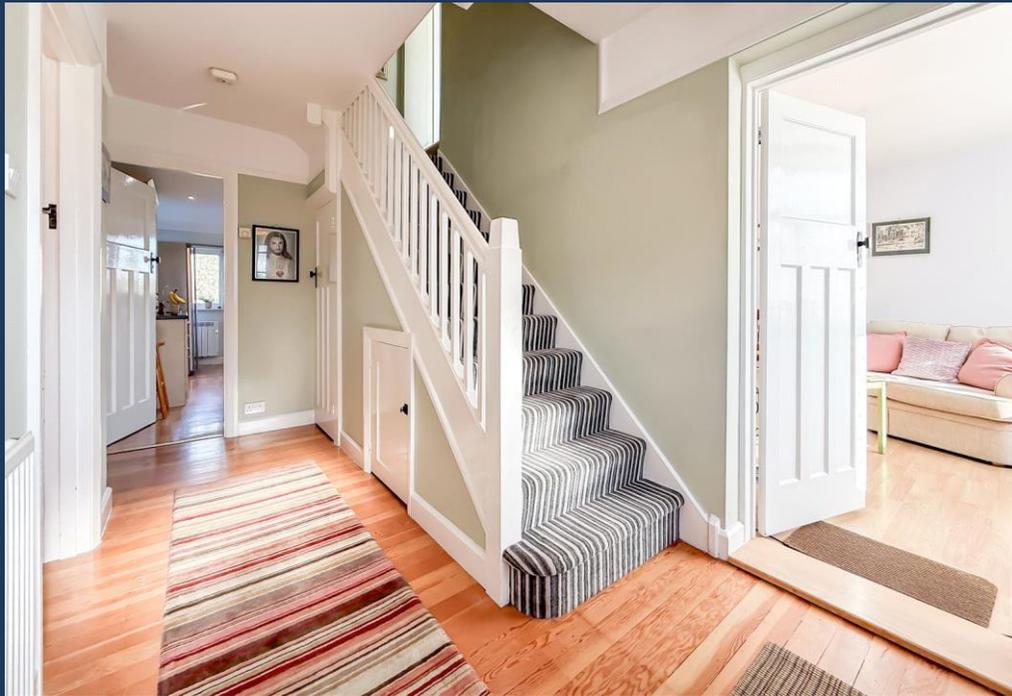
Lea Road is a highly desirable residential location in Harpenden, ideally positioned within easy reach of the town centre with its wide range of shops, cafés and restaurants. The property is also conveniently located for the mainline railway station, providing fast and regular services into central London, making it particularly attractive for commuters.

The area is well known for its strong sense of community and attractive tree-lined streets and is within close proximity of highly regarded schools including St George's School Harpenden and Sir John Lawes School.

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









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### Ground Floor

Approx. 120.3 sq. metres (1295.2 sq. feet)



### First Floor

Approx. 87.3 sq. metres (939.6 sq. feet)



Total area: approx. 207.6 sq. metres (2234.8 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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**@** @bradfordandhowley  
**in** @bradford-howley  
**▶** @bradfordhowley4660

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

bradfordandhowley.com