



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

Bramble Close, Harpenden, AL5 4AN
Asking Price £647,500

Set within a peaceful CUL-DE-SAC LOCATION, this attractive home enjoys a quiet residential setting while remaining exceptionally well connected to Harpenden's excellent amenities.

The property is well positioned for SOUGHT AFTER LOCAL SCHOOLING making it particularly appealing to families. Well regarded primary and secondary schools are within comfortable walking distance, adding to the long-term desirability of the location.

Internally, the accommodation has been thoughtfully arranged to provide flexibility for modern living.

A notable feature is the inclusion of a ground floor study, which offers an ideal space for home working, reading or hobbies. This is complemented by a ground floor shower room, enhancing convenience for both day-to-day family life and visiting guests. The presence of shower facilities on the ground floor also offers adaptability for multi-generational living if required.

Upstairs, the property offers three good sized bedrooms, all well-proportioned and filled with natural light. The layout provides comfortable and flexible accommodation, ideal for family living or

those requiring additional space for guests or home working.

The property further benefits from a private driveway, providing valuable off-street parking within this established residential area and a well-maintained rear garden and patio.

Beyond the immediate surroundings, the home is perfectly positioned for enjoying the lifestyle that Harpenden is known for. The town centre and mainline station are easily accessible, offering a wide range of shops, cafés and services, along with fast rail connections into London for commuters.

For those who enjoy the outdoors, the property is also close to lovely walks along the Nicky Line, providing scenic routes for walking, running and cycling through attractive countryside. This proximity to green space adds to the sense of calm and balance offered by the setting.

Overall, this is a well located and versatile home, combining a peaceful cul-de-sac position with excellent schooling, connectivity and access to open space. An excellent opportunity for families seeking both convenience

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



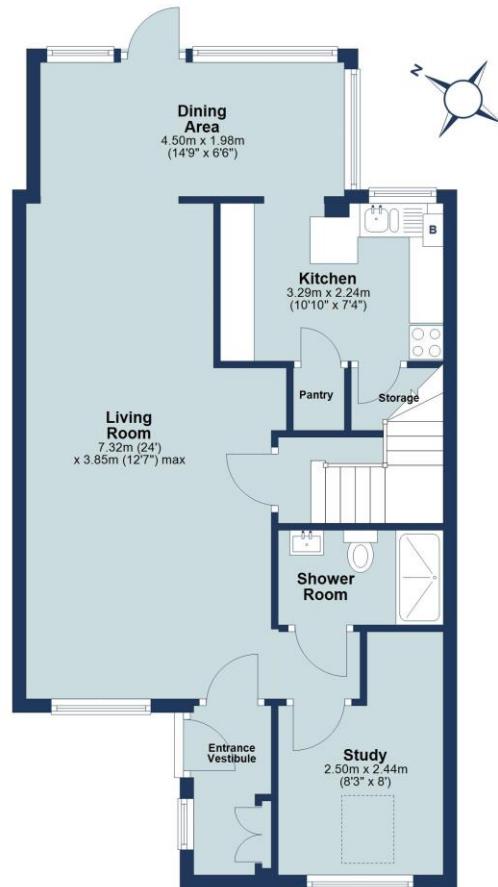






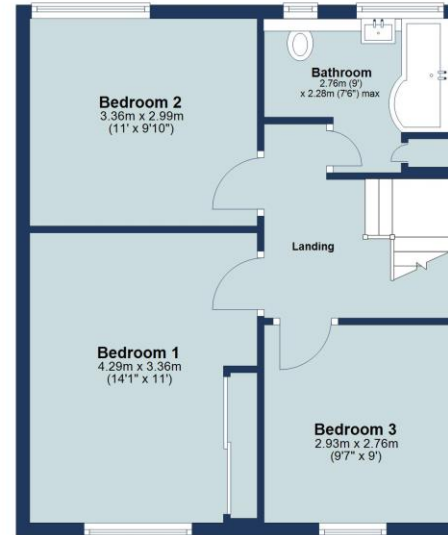
Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 110.5 sq. metres (1188.9 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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