



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

Tiverton Court, Harpenden, AL5 1SU
Asking Price £700,000

Enjoying a quiet CUL-DE-SAC position in the ever-popular Southdown area of Harpenden, this deceptively spacious four-bedroom family home offers just under 1,200 sq. ft. of well-balanced accommodation, ideal for buyers seeking both comfort and convenience.

The property features a welcoming entrance hall with useful understairs storage and a separate UTILITY ROOM. The bright dual-aspect living room provides an excellent space for relaxation, with doors opening directly onto the rear garden.

To the rear, the open-plan kitchen/dining room enjoys views across the garden and also benefits from doors leading outside, creating a flow for everyday family living and entertaining.

To the first floor, a generous landing gives access to four well-proportioned bedrooms, with bedrooms one, two and four featuring built-in storage. A modern family bathroom completes the accommodation.

Externally, the rear garden offers a private and mature setting with a lawn and established shrubs and trees. The property also benefits from a garage en-bloc.

Tiverton Close is situated off Welbeck Rise, in a prime Southdown location. Southdown is highly regarded for its friendly community atmosphere and excellent selection of everyday amenities, including independent shops, cafés, a bakery, and convenience stores.

The area is particularly popular with families due to its close proximity to well-regarded local schooling. Beautiful countryside walks are on the doorstep, while Harpenden's thriving town centre and mainline railway station—providing fast links into London St Pancras—are also within easy reach.

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









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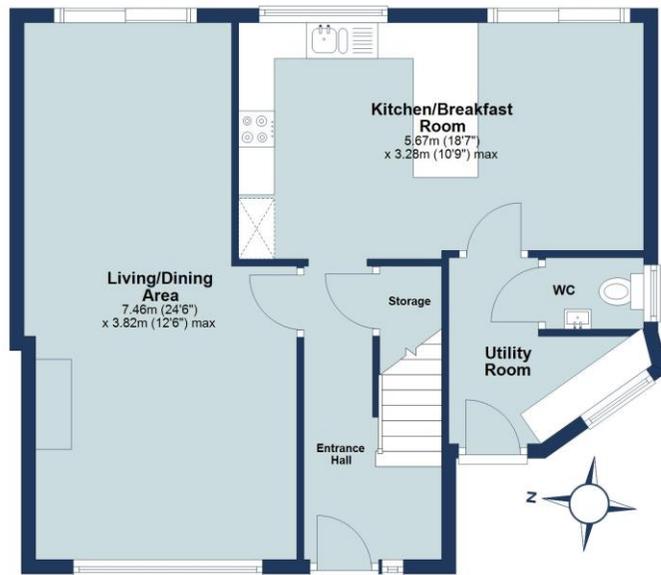
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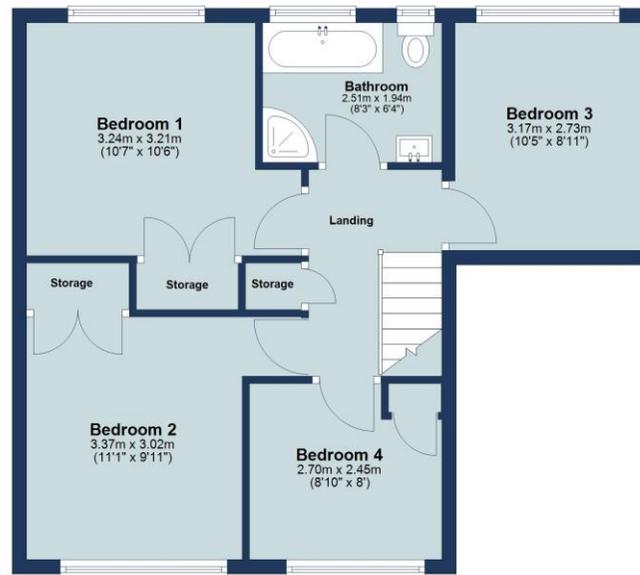
Ground Floor

Approx. 59.0 sq. metres (634.6 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 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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