



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

Netherfield Road, Harpenden, AL5 2AF
Guide Price £1,650,000

Occupying a generous plot within Harpenden's highly sought after West Common area, this substantial four-bedroom detached family home is offered to the market with no upper chain.

Enjoying a wide frontage, spacious accommodation and a mature southeast facing garden backing onto open fields, the property presents a rare opportunity to acquire a home in one of the town's most desirable residential locations.

Furthermore, there is excellent scope to extend, remodel or redevelop, subject to the necessary planning consents.

The accommodation is both spacious and versatile, beginning with a large and welcoming entrance hall which sets the tone for the rest of the property.

The ground floor includes a generous kitchen/breakfast room, ideal for everyday family life, together with a dining area which flows through to a conservatory enjoying wonderful views across the mature rear garden.

A separate living room provides an excellent space for relaxation and entertaining, whilst a family room, a snug and a dedicated office offer further flexibility for modern lifestyles. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom suite benefits from its own dressing room and en-suite bathroom, creating a superb private retreat. The second bedroom also enjoys en-suite facilities, whilst the remaining two bedrooms are served by a well-appointed family shower room. All four bedrooms are generously proportioned, making the property ideally suited to growing families.

Externally, the southeast facing rear garden is a particular feature of the home, offering a high degree of privacy and an attractive outlook over adjoining fields. The garden has been beautifully maintained and incorporates a patio area for outdoor dining, well-kept lawns and an abundance of mature planting, creating a delightful setting to enjoy throughout the year.

To the front, the property's wide frontage provides a strong sense of arrival, with a generous driveway offering parking for several vehicles and leading to a double garage.

Combining spacious accommodation, a substantial plot and outstanding future potential, this is a rare opportunity to secure a distinguished family home in one of Harpenden's most prestigious locations.

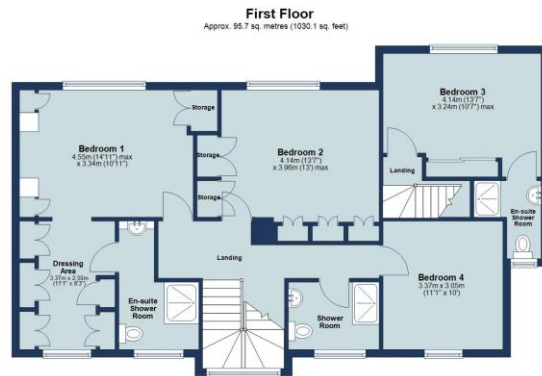
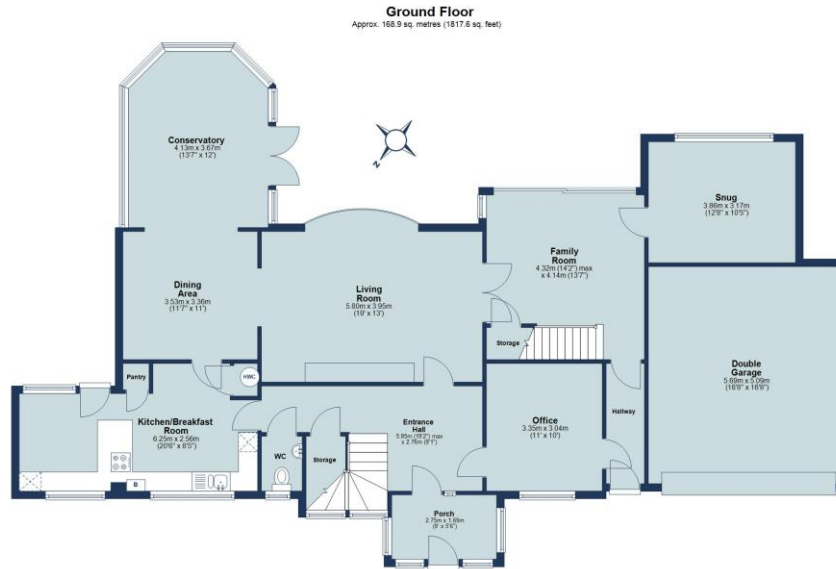
Tenure: To be advised
Council Tax Band: G
EPC Rating: To be confirmed











Total area: approx. 264.6 sq. metres (2847.7 sq. feet)

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

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