



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

Wordsworth Road, Harpenden, AL5 4AE  
Guide Price £1,295,000

Offered for sale with NO UPPER CHAIN, this substantial four-bedroom family home provides over 1,500 sq ft of well-balanced accommodation and represents an excellent opportunity for buyers seeking a property with significant potential. The house now requires modernisation but offers considerable SCOPE TO EXTEND or reconfigure, subject to the necessary planning consents, allowing purchasers to create a bespoke long-term family home.

The accommodation begins with a spacious and welcoming entrance hall, featuring stairs rising to the first floor, useful storage, and a ground floor cloakroom. There is open access into the kitchen/breakfast room, offering space for everyday family living. From here, a door leads into a separate utility room with a door to the front of the property with a small access door into the store.

Returning to the entrance hall, a door leads into the living room, a bright and comfortable space enjoying a large rear-facing window and a single door opening directly onto the garden, ideal for indoor-outdoor living during the warmer months. A separate dining room completes the ground floor accommodation, offering an ideal space for formal entertaining or family meals.

To the first floor, a generous landing provides access to four good-sized bedrooms, all well-proportioned for family living, along with a family bathroom.

Outside, the property benefits from a south-west facing rear garden, enjoying a good degree of sunlight throughout the day.

The garden is mainly laid to lawn with a patio area, providing a pleasant space for relaxing, entertaining, or family use. A coal delivery door leads into a small store.

To the front of the property there is a private driveway and garage, offering off-street parking and additional storage.

Wordsworth Road is located within the highly regarded Poets area of Harpenden, a popular residential neighbourhood known for its tree-lined streets and strong community feel.

The area is particularly well regarded for its excellent schooling, including highly rated primary and secondary schools, making it a favoured location for families.

Harpenden itself is a thriving and affluent market town, offering a wide range of independent shops, cafés, restaurants, and amenities, alongside larger retailers. The town is well known for its vibrant community, green open spaces, and leisure facilities, including Rothamsted Park, sports clubs, and golf courses.

For commuters, Harpenden mainline station provides fast and frequent rail services into London St Pancras, making it an ideal location for those requiring access to the capital, while also benefiting from the surrounding Hertfordshire countryside. The town also offers excellent road links via the M1, A1(M), and M25.

This property presents a rare opportunity to acquire a family home in one of Harpenden's most sought-after residential areas, with the added advantage of no onward chain and outstanding potential to enhance and add value.

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: C**









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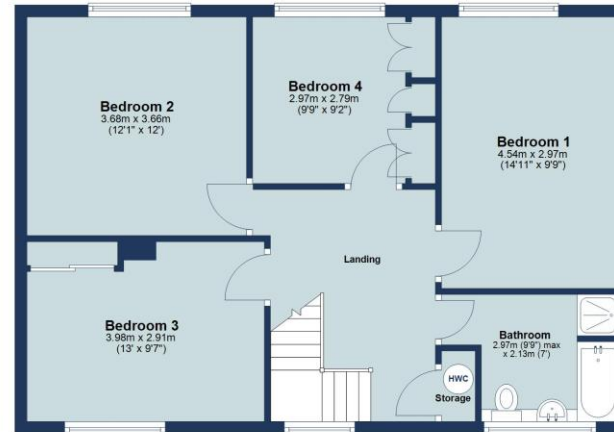
### Ground Floor

Approx. 79.2 sq. metres (852.3 sq. feet)



### First Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



Total area: approx. 146.3 sq. metres (1574.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage not included in the total floor area.  
Plan produced using PlanUp.

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