



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

Alders End Lane, Harpenden, AL5 2HL  
Asking Price £1,500,000

Occupying a highly desirable position on the fringes of The Avenues, this impressive family home offers generous accommodation, mature gardens and excellent long-term potential.

The property is deceptively spacious, with well-planned accommodation arranged over three floors, providing flexibility for modern family living.

The layout has been thoughtfully designed to create a natural flow between rooms while offering clearly defined spaces for relaxation, entertaining and day-to-day life.

A particular highlight is the wonderful open plan living space, which forms the heart of the home. This expansive and light-filled area offers ample room for cooking, dining and informal seating, making it ideal for family gatherings and entertaining.

Large windows and doors enhance the sense of space and create a strong connection to the garden.

Externally, the home enjoys a mature rear garden, providing a private and established outdoor setting.

The garden offers excellent space for outdoor dining, play and relaxation, with a sail that shades the patio when sunny and planting that adds character and seasonal interest.

The accommodation across the upper floors provides well-proportioned bedrooms and flexible additional space, allowing the property to adapt to changing family needs.

Furthermore, there is scope to extend, subject to the necessary planning permissions, offering buyers the opportunity to further enhance and personalise the home in the future.

The location is a key part of the appeal. The property is ideally situated for popular local schooling, making it an excellent choice for families.

Harpenden town centre, with its range of shops, cafés and amenities, is easily accessible, as is the mainline station, providing fast and convenient rail links into London and beyond.

Homes in this prime setting are consistently in demand, and this property presents a rare opportunity to secure space, location and potential in one of Harpenden's most established residential areas.

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



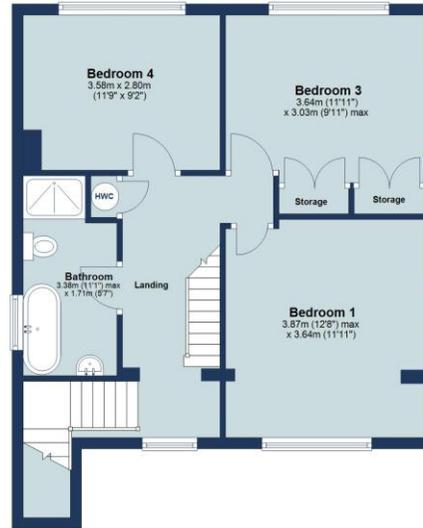








**First Floor**  
Approx. 57.1 sq. metres (615.1 sq. feet)



**Second Floor**  
Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 185.1 sq. metres (1992.8 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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