



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

Knowle Drive, Harpenden, AL5 1RW
Asking Price £575,000

Located within a quiet and sought-after cul-de-sac, this well-presented three-bedroom family home offers spacious and versatile accommodation, ideal for modern family living.

The property is entered via a welcoming entrance hall, which benefits from a convenient ground floor WC. Stairs rise to the first floor and there is useful built-in storage beneath.

A door leads through to the generously sized dual-aspect living room, a light and airy space perfect for both relaxing and entertaining, with doors opening directly onto the rear garden and allowing plenty of natural light to flow through.

Completing the ground floor is the kitchen, situated to the rear of the property and enjoying pleasant views over the garden, offering ample potential for further enhancement.

To the first floor, a spacious landing provides access to all three bedrooms and the family bathroom. The bedrooms are well proportioned and offer flexibility for family use, guest accommodation or home working, while the family bathroom serves the floor.

Externally, the property enjoys communal green space to the front, creating an open and attractive outlook.

There is also a single garage located en-bloc, providing secure parking or additional storage.

To the rear, the garden is mainly laid to lawn and bordered with an established variety of flowers, trees and shrubs, offering a pleasant outdoor space for families and keen gardeners alike.

Southdown local shops are easily accessible and within walking distance, as is a selection of well-regarded local schooling.

Harpden town centre, with its wider range of shops, cafés, restaurants and leisure facilities, is also only a walk away, making this an excellent location for convenience and lifestyle.

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



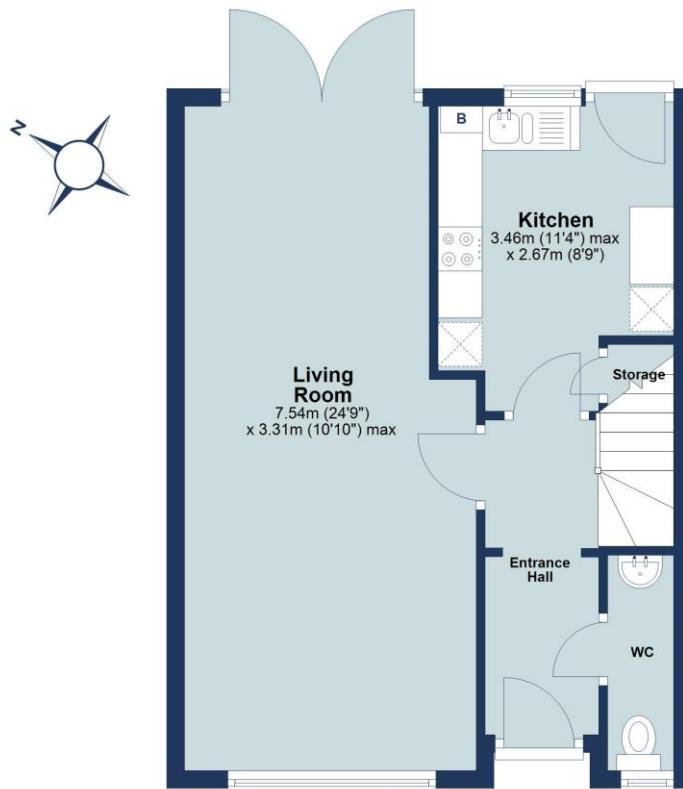






Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 82.9 sq. metres (892.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

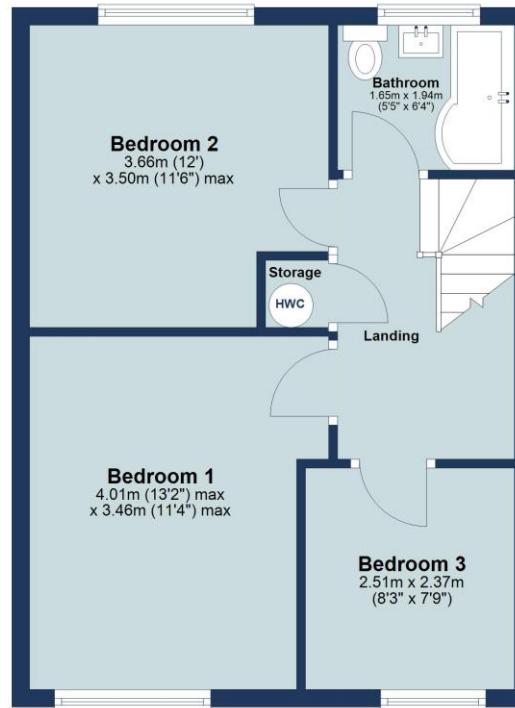
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First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



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