



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

**Aplins Close, Harpenden, AL5 2PZ**  
**Guide Price £1,575,000**

Occupying a prime town centre location in Harpenden, this impressive, detached family home stands on a double width plot, offering immediate quality, generous accommodation and significant future potential in one of the area's most sought-after settings.

The property is presented in excellent condition throughout, with spacious and well balanced interiors arranged to suit modern family life. The ground floor provides a flexible and practical layout, including a comfortable lounge and a separate family room, allowing distinct spaces for relaxation, entertaining or home working.

At the heart of the home is a well-appointed kitchen /diner for family meals and gatherings. This area is complemented by a separate utility room, keeping household tasks neatly organised and maintaining a clean and uncluttered living environment. A downstairs shower room adds further convenience and flexibility, particularly useful for guests or busy family routines.

Upstairs, the property continues to impress with four well-proportioned bedrooms, providing excellent accommodation for growing families. These are served by a family bathroom, completing the internal layout and offering comfortable and practical facilities.

Externally, the home enjoys a mature south west facing rear garden, benefiting from excellent natural sunlight throughout the day and into the evening. Established planting and thoughtful landscaping create a private and tranquil setting.

Beyond the main garden lies an additional area often described as a secret garden, adding depth, character and a rare sense of privacy to the plot.

The double width nature of the site presents exciting scope to extend or redevelop, subject to the necessary planning permissions. Whether enhancing the existing accommodation or exploring more substantial redevelopment opportunities, the plot provides flexibility that is rarely available so close to the centre of town.

To the front, a carriage driveway creates an impressive approach while offering ample off-street parking. A garage provides additional secure storage or parking, further enhancing practicality.

The location is exceptional. Positioned within walking distance of Harpenden mainline station, the property offers convenient rail links into London, making it ideal for commuters. The vibrant town centre, with its range of shops, cafés and amenities, is also easily accessible. In addition, the home is close to respected local schools, reinforcing its appeal for families seeking both quality and convenience.

Properties combining a detached home, double width plot and prime central position are rarely available. This is a unique opportunity to secure a substantial and versatile family residence in one of Harpenden's most desirable settings.

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









Looking to Sell or Let  
your current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

### Ground Floor

Approx. 114.9 sq. metres (1236.5 sq. feet)



### First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 171.5 sq. metres (1846.5 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**▶** @bradfordhowley4660

**☎** 01582 769966  
**✉** harpenden@bradfordandhowley.com  
**📍** 42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com