



**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 southwest 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**









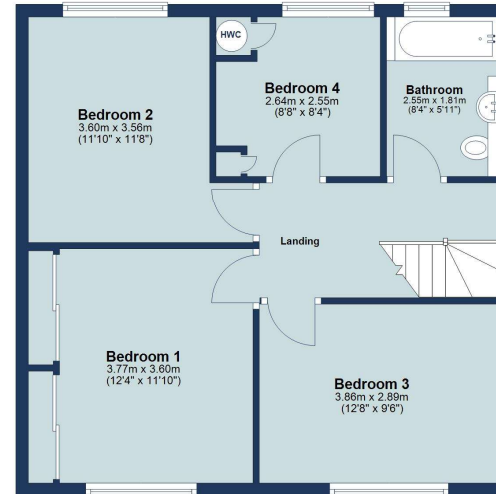
### Ground Floor

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.

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