



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

The Pleasance, Harpenden, AL5 3NA
Asking Price £865,000

Enjoy living in this deceptively spacious and well-presented four-bedroom home, offering a flexible and versatile layout ideal for a range of buyers, from growing families to those seeking multi-functional living space. The property also benefits from being offered for sale with no upper chain, making for a smoother purchase process.

Upon entering, you are welcomed by a bright and inviting entrance hall, enhanced by a charming bay window that creates the perfect setting for a cosy reading nook or additional seating area.

To the rear of the property, you will find a generous living and dining area, thoughtfully designed for both everyday living and entertaining. Double doors open directly onto the private garden, allowing for plenty of natural light and a seamless connection between indoor and outdoor spaces.

Leading back through the entrance hall, there are two well-proportioned bedrooms positioned at the front of the property, one of which benefits from its own en-suite shower room, providing added convenience and privacy.

To the rear, the property continues to impress with a spacious kitchen/breakfast room, ideal for casual dining and family gatherings. There is also a further bedroom, a family bathroom, and internal access to the garage.

Stairs rise to the first floor where you will discover an additional bedroom, along with a versatile office or family area that could be used as a study, playroom, or hobby space depending on your needs. This level also includes a WC and a large storage area, offering practical solutions for modern living.

Externally, the property is equally appealing. To the front, there is a driveway providing off-road parking along with access to the garage.

To the rear, the home enjoys a private and enclosed garden, featuring a patio area perfect for outdoor dining, steps leading down to a lawn, and a variety of mature shrubs and bushes that create a pleasant and established setting. A garden shed provides additional storage for tools and equipment.

This is a wonderful opportunity to acquire a spacious and adaptable home in a desirable setting, ready to be enjoyed by its next owners.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C









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Ground Floor

Approx. 139.5 sq. metres (1502.0 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.3 sq. feet)



Total area: approx. 221.4 sq. metres (2383.3 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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▶ @bradfordhowley4660

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

bradfordandhowley.com