



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

Connaught Road, Harpenden, AL5 4TW  
Guide Price £1,450,000

Situated in a highly sought-after town centre location, this attractive four-bedroom semi-detached family home offers spacious and well-balanced accommodation throughout, making it an ideal choice for growing families. Positioned within easy reach of Harpenden's excellent range of amenities, highly regarded schooling and transport links, the property combines practical family living with a convenient and desirable setting.

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the principal ground floor rooms. To the right is a comfortable and inviting living room, offering an excellent space for relaxing with family or entertaining guests. To the left of the hallway is a versatile study, ideal for those working from home, as a playroom, or as an additional reception space to suit individual requirements. The hallway also benefits from a useful guest WC, adding convenience for both residents and visitors.

A particular highlight of the property is the impressive open-plan kitchen, dining and family area located at the rear of the home. This superb space forms the heart of the property and has been designed to cater to modern family life.

The kitchen provides ample storage and preparation space, while the dining and family areas offer generous room for both everyday living and entertaining. Large windows and doors allow an abundance of natural light to flood the room, creating a bright and welcoming atmosphere while providing attractive views over the rear garden.

A separate utility room, accessed from the kitchen, offers additional storage and laundry facilities, helping to keep the main living space organised and clutter-free. Stairs rise to the first floor, where a useful storage cupboard is located beneath.

The first-floor landing provides access to four well-proportioned bedrooms. Three of the bedrooms benefit from built-in storage, offering practical solutions for family living.

The principal bedroom enjoys the added advantage of a private en-suite shower room, creating a comfortable retreat for homeowners. The remaining bedrooms are served by a family bathroom, which is well-positioned to accommodate the needs of the household.

Externally, the property continues to impress. To the rear is a wonderful mature garden that has been carefully maintained and lovingly cared for by the current owners. The garden features a variety of established trees, flowering plants and shrubs, creating an attractive and peaceful outdoor environment.

A combination of patio and lawned areas provides excellent spaces for outdoor dining, entertaining, children's play and relaxation throughout the warmer months. The mature planting offers both colour and privacy, making this a particularly appealing feature of the home.

To the front of the property, there is off-road parking, providing practical day-to-day convenience for homeowners and visitors alike.

Connaught Road enjoys an enviable position within Harpenden, one of Hertfordshire's most desirable towns. The property is conveniently located within easy reach of the vibrant town centre, which offers an excellent selection of shops, cafés, restaurants and leisure facilities.

Harpenden is particularly renowned for its outstanding schooling options, making it a popular destination for families. The town's mainline railway station provides fast and frequent services into central London, making it an excellent choice for commuters. In addition, numerous parks, green spaces and countryside walks can be found nearby, offering a wonderful balance between town and country living.

**Tenure: Freehold**  
**Council Tax Band: F**  
**EPC Rating: TBC**









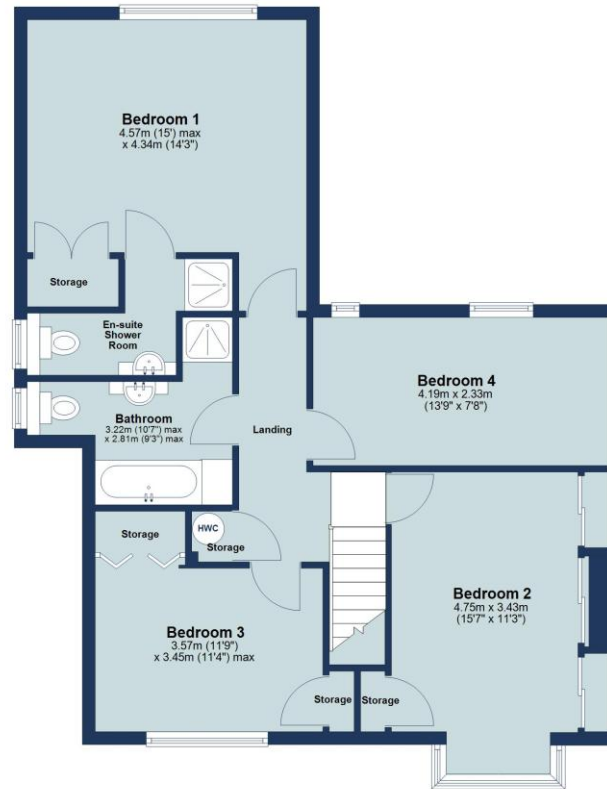
### Ground Floor

Approx. 97.2 sq. metres (1046.6 sq. feet)



### First Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



Total area: approx. 173.3 sq. metres (1864.9 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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