



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

The Common, Harpenden, AL5 3NT
Guide Price £1,500,000

Occupying a delightful, mature plot of 0.39 of an acre, surrounded by established gardens and woodland, this attractive detached family home offers over 1,800 sq ft of well-proportioned accommodation, presenting an exciting opportunity to modernise and create a wonderful long-term family home.

Having been cherished by the same family for many years, the property retains a wealth of character and enjoys an idyllic setting with generous gardens and excellent privacy.

The welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. The dual aspect sitting room is full of character, featuring exposed ceiling beams and an attractive fireplace, whilst a separate family room offers further flexible living space.

A formal dining room enjoys lovely views over the garden and leads through to the spacious kitchen/breakfast room, complete with a useful walk-in pantry and direct access outside. Together, these well balanced living spaces provide excellent flexibility for both everyday family life and entertaining.

To the first floor are four well-proportioned bedrooms together with a separate study, offering an ideal space for home working, hobbies or a nursery.

The family bathroom serves the accommodation, whilst the generous layout provides excellent scope for sympathetic reconfiguration or enhancement should a purchaser wish to update the layout.

The beautifully established gardens are undoubtedly one of the property's greatest assets. Mature trees, planting, extensive lawns and a generous terrace combine to create a wonderfully private outdoor setting, ideal for entertaining, gardening or simply enjoying the peaceful surroundings.

Due to the generous size of the plot, this property also offers exciting potential to extend, or redevelop the site into more than one dwelling, subject to the necessary planning consents.

Situated in the charming Kinsbourne Green area, the property enjoys a peaceful semi-rural setting whilst remaining within easy reach of Harpenden's excellent shopping, highly regarded schools, mainline station and extensive leisure amenities.

Combining generous accommodation, exceptional gardens and outstanding potential, this is a rare opportunity to acquire a much-loved family home in a truly special location.

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









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Total area: approx. 168.1 sq. metres (1809.5 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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▶ @bradfordhowley4660

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

bradfordandhowley.com