



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

Springfield Crescent, Harpenden, AL5 4LL  
Asking Price £619,950

A well presented THREE BEDROOM family home enjoying stunning rear views over open fields, offering a great opportunity to create additional living space with excellent POTENTIAL TO EXTEND (subject to the necessary planning permissions).

The property is bright, spacious, and well laid out throughout. The front door opens into a welcoming entrance hall with a useful storage cupboard and a convenient downstairs WC. From the hall, doors lead into the kitchen, which enjoys attractive views over the rear garden and countryside beyond, and into the dual-aspect living/dining room.

This generous reception space is flooded with natural light and features doors opening directly onto the rear garden, creating an ideal setting for both everyday family living and entertaining. The dining area also provides access back into the kitchen, offering a practical flow to the ground floor.

Stairs rise to the first floor, where there are three well-proportioned bedrooms and a family bathroom. The principal bedroom is particularly spacious and benefits from breathtaking views across open fields, providing a peaceful and private outlook.

The remaining bedrooms are ideal for children, guests, or a home office, making the property versatile for modern family needs.

Externally, the front of the property is attractively landscaped with mature shrubs and planting, and there is a garage to the side providing additional storage or parking.

The rear garden is a real highlight, featuring a patio area perfect for outdoor dining, a well-maintained lawn, and a variety of established shrubs and trees, all backing onto open countryside for a wonderful sense of space and tranquillity.

Springfield Crescent is ideally located in the highly sought-after town of Harpenden, well known for its strong sense of community and excellent transport links into London. The property is particularly well placed for families, with a range of highly regarded schools nearby. These include a selection of outstanding and good-rated primary schools, as well as the highly acclaimed Sir John Lawes School and St George's School at secondary level.

The area also offers convenient access to local shops, parks, and Harpenden's vibrant town centre, making it a perfect setting for family life.

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









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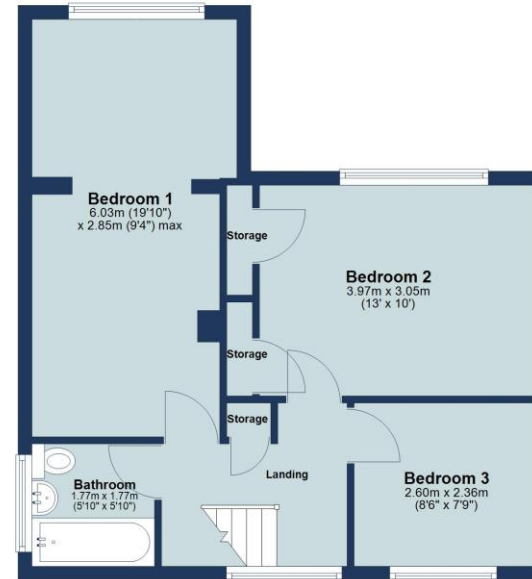
### Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)  
(excluding Garage)



### First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage not included in the total floor area.  
Plan produced using PlanUp.

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