



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

Willow Way, Harpenden, AL5 5JF
Asking Price £560,000

Situated within a quiet cul-de-sac location in Harpenden, this attractive three-bedroom family home offers stylish living space, a beautifully designed garden connection and excellent access to local amenities, schooling and countryside walks.

The ground floor has been thoughtfully arranged to create a welcoming and comfortable environment for modern family life. A particular feature of the property is the living room with wood burner, providing a warm and inviting focal point and creating a cosy atmosphere during the colder months.

To the rear, the home opens into a stylish kitchen and dining area, designed with both practicality and entertaining in mind. This sociable space flows naturally into the impressive glass garden room, which allows natural light to flood the interior while creating a seamless connection to the garden.

The garden room opens directly onto a well-maintained rear garden, featuring a patio area ideal for outdoor dining and relaxation, together with lawned space and a useful garden shed. This attractive outdoor setting offers an excellent extension of the living accommodation during the warmer months.

Upstairs, the property provides three well-proportioned bedrooms, served by a first-floor bathroom finished in a clean and contemporary style.

The location is particularly appealing for families, with the property positioned close to popular local schools and within walking distance of local shops and everyday amenities. In addition, the surrounding area offers easy access to open countryside, ideal for walking, cycling and outdoor recreation.

Overall, this is a beautifully presented and well-located family home, combining stylish interiors, attractive outdoor space and a peaceful Harpenden setting.

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



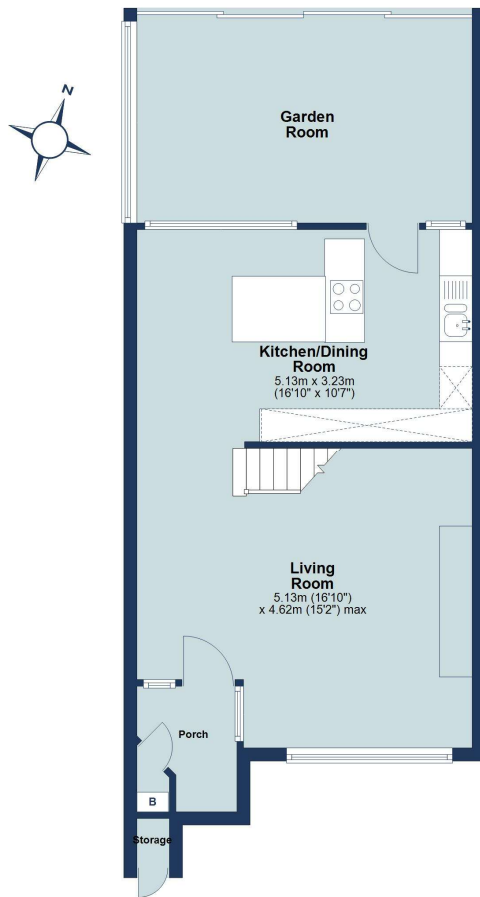






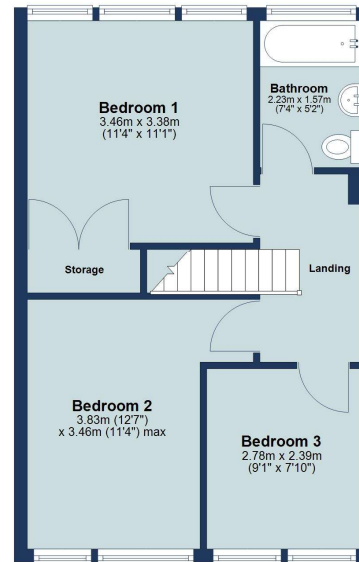
Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 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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