



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

Paddock Wood, Harpenden, AL5 1JU  
Asking Price £829,950

Offered to the market with the benefit of NO UPPER CHAIN, this three-bedroom detached bungalow occupies a GENEROUS PLOT within a peaceful residential location in the popular Southdown area of Harpenden.

The property is in good order and offers well balanced accommodation. It has been well cared for so does not require major work but does have excellent potential for future enhancement.

A particular feature of the home is the presence of mature front and rear gardens, creating an established and private outdoor setting with plenty of space for relaxation, gardening and outdoor dining. The gardens add greatly to the overall sense of tranquillity and privacy.

The bungalow presents an exciting opportunity for buyers seeking a property they can adapt to their own requirements, with clear scope to extend or redevelop, subject to the necessary planning permissions. The generous plot and established setting offer significant long-term potential.

Further practical benefits include a garage and car port, providing useful parking and storage solutions within this desirable residential area.

The location is especially appealing, with the property within easy walking distance of the popular Southdown shops, offering a range of everyday amenities, cafés and services.

Harpenden town centre and the mainline station are also easily accessible, providing excellent convenience for commuters and those wishing to enjoy the wider amenities of the town.

In addition, the bungalow is well positioned for access to highly regarded local schools, further enhancing its appeal for families and downsizers alike.

Overall, this is a rare opportunity to acquire a well-located bungalow with mature gardens, future potential and a highly desirable Southdown setting.

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



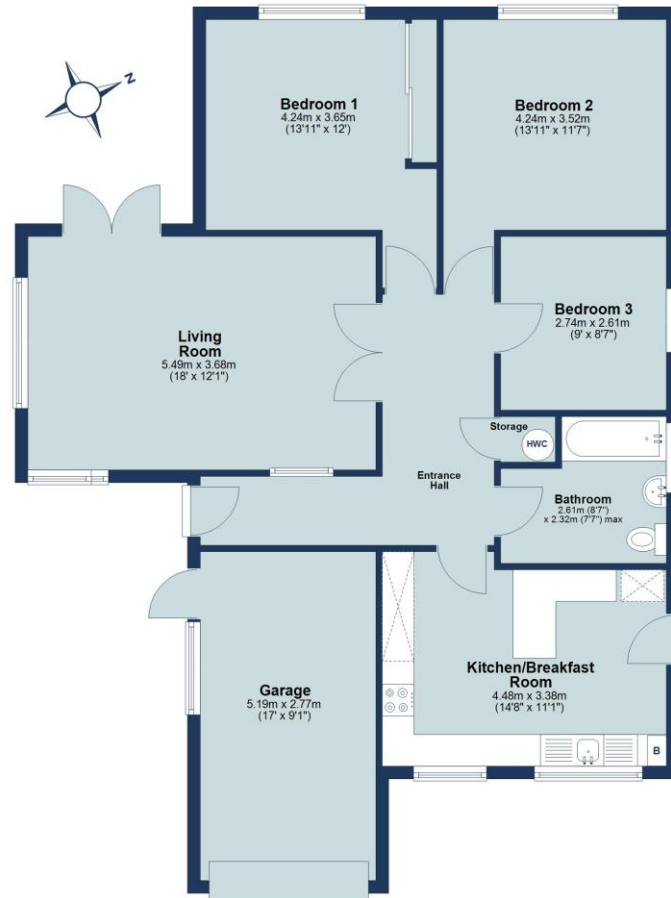






### Ground Floor

Approx. 101.3 sq. metres (1090.1 sq. feet)



Total area: approx. 101.3 sq. metres (1090.1 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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