



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

Miley Close, Harpenden, AL5 3DS  
Guide Price £1,500,000

This impressive five-bedroom detached family home offers over 2,050 sq ft of beautifully presented accommodation, combining generous living space with exceptional outdoor amenities.

Thoughtfully designed for modern family life, the property provides a superb balance of versatile living areas, complemented by a stunning southwest facing garden and is close to highly regarded schools for all ages.

At the heart of the home is the impressive kitchen/dining room, a sociable space ideal for both everyday living and entertaining. Finished to a high standard, the kitchen offers extensive storage and preparation space alongside a generous dining area overlooking the garden.

A separate utility room and cloakroom add further practicality.

The triple aspect living room is flooded with natural light and provides an elegant yet comfortable space in which to relax. A dedicated home office further enhances the flexibility of the accommodation, ideal for modern working requirements.

The first floor offers five well-proportioned bedrooms, including two bedrooms benefitting from en-suite facilities, whilst the remaining bedrooms are served by a stylish family bathroom.

Externally, the beautifully landscaped southwest facing garden is a particular highlight. An endless swimming pool provides a unique space for exercise and relaxation, whilst the impressive covered outdoor kitchen and entertaining area, complete with integrated preparation space, seating and a contemporary outdoor fireplace, creates the perfect setting for al fresco dining and social gatherings.

Attractive planting and well-maintained grounds complete this exceptional outdoor environment.

To the front, a generous driveway provides ample parking and leads to a double garage offering further storage and practicality.

Combining substantial accommodation, stylish presentation and outstanding entertaining space both inside and out, this is a superb family home within one of Harpenden's most sought-after locations.

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: B**









### Ground Floor

Approx. 110.0 sq. metres (1183.5 sq. feet)



### First Floor

Approx. 84.3 sq. metres (907.6 sq. feet)



Total area: approx. 194.3 sq. metres (2091.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage is included in the total floor area.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

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

**f** @bradfordandhowley  
**ig** @bradfordandhowley  
**in** @bradford-howley  
**yt** @bradfordhowley4660

**tel** 01582 769966  
**envelope** harpenden@bradfordandhowley.com  
**location** 42 High Street, Harpenden, Herts, AL5 2SX