



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

Cranbourne Drive, Harpenden, AL5 1RL
Asking Price £725,000

Offered to the market with the benefit of no upper chain, this beautifully extended three double bedroom semi-detached family home provides stylish and spacious accommodation, ideally suited to modern living.

A particular highlight of the property is the impressive open plan kitchen, dining and family room to the rear, creating a superb sociable space for both everyday family life and entertaining. Designed with modern lifestyles in mind, this light-filled area benefits from skylights and large bi-fold doors which open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The rear garden enjoys a desirable west facing aspect, allowing excellent afternoon and evening sunlight. Thoughtfully landscaped, the garden provides a wonderful setting for outdoor dining, relaxation and entertaining, with a combination of patio and low maintenance areas enhancing the overall usability of the space.

To the front of the property, a separate living room offers a more traditional reception space, creating flexibility for families seeking distinct areas for relaxation and entertaining.

Further practicality is provided by a utility room and downstairs cloakroom, helping to keep the main living accommodation organised and functional.

Upstairs, the property continues to impress with three genuine double bedrooms, all well-proportioned and offering flexible accommodation for families, guests or home working. The home is complemented by both a family bathroom and separate shower room, providing comfort and convenience for busy households.

Externally, the property benefits from driveway parking to the front together with an integral garage, while the attractive frontage enhances the overall kerb appeal.

The location is particularly appealing for families, with the property positioned close to popular local schools and within walking distance of the Southdown shops, which offer a range of everyday amenities, cafés and services. In addition, nearby open countryside provides excellent opportunities for walking and outdoor recreation.

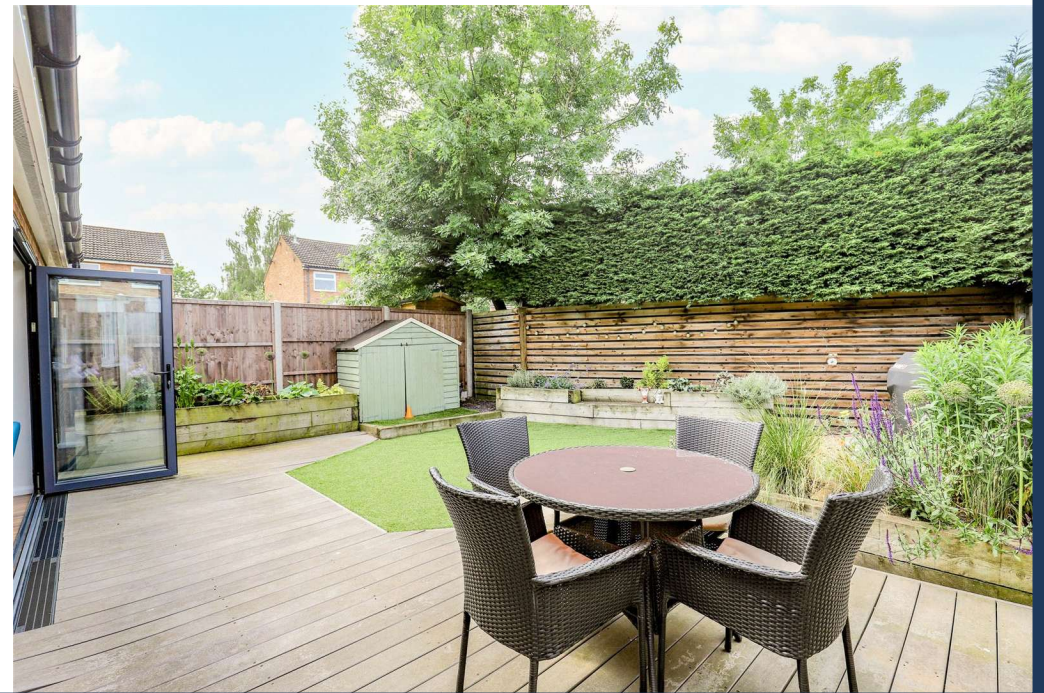
Overall, this is a beautifully presented and thoughtfully extended home offering spacious accommodation, stylish living space and a highly desirable setting.

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









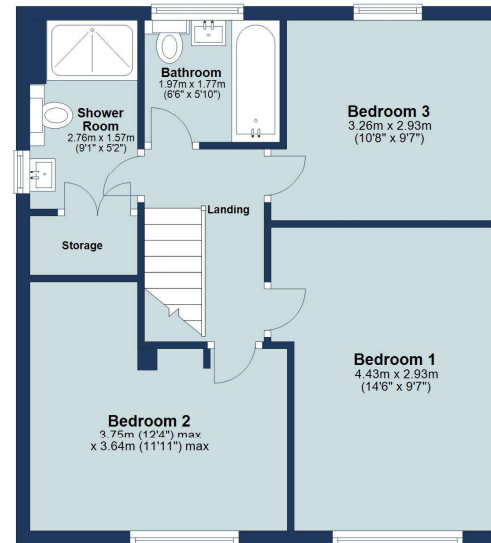
Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



First Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



Total area: approx. 129.8 sq. metres (1397.3 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.

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