



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

Park Hill, Harpenden, AL5 3AT
Guide Price £1,325,000

Known as Melrose, this charming property offers a wonderful opportunity to acquire a home full of character and history. Offered to the market with no upper chain, the property also previously benefited from planning permission for a substantial extension, which has since lapsed, presenting potential for future development subject to the necessary consents. The existing accommodation extends to over 1,730 sq. ft.

The front door opens into a welcoming entrance hall, leading directly into a spacious family room. From here, the kitchen/breakfast room is situated at the rear of the property, with access to a useful storage area and a ground floor WC.

The family room also leads through to a generous open-plan living and dining room, where doors open onto the rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor are four well-proportioned bedrooms and a family bathroom. Bedroom four benefits from its own shower making it ideal for guests or older children.

Outside, the property offers a driveway to the front providing off-street parking and access to the garage. To the rear is a mature, private garden featuring established shrubs and trees, offering a peaceful outdoor setting.

Park Hill is a popular residential road in Harpenden, conveniently located within walking distance of the town centre, mainline railway station and a number of highly regarded schools.

The town offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with leisure facilities and the open green spaces of Harpenden Common.

Harpenden's mainline station provides fast and frequent services to London St Pancras International, making it an excellent choice for commuters, while the M1, A1(M) and M25 are all easily accessible.

Combining excellent transport links, outstanding schools and a strong sense of community, Harpenden remains one of Hertfordshire's most desirable places to live.

Tenure: Freehold
Council Tax Band: F
EPC Rating: E









Ground Floor

Approx. 102.7 sq. metres (1105.7 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.5 sq. feet)



Total area: approx. 160.9 sq. metres (1732.2 sq. feet)

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

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