



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

Weybourne Close, Harpenden, AL5 5RE
Asking Price £695,000

This beautifully presented family home has THREE DOUBLE BEDROOMS and is situated within a PEACEFUL RESIDENTIAL CUL DE SAC in Harpenden, offering stylish and well-balanced accommodation ideally suited to modern living.

Combining contemporary interiors with a highly desirable location CLOSE TO EXCELLENT SCHOOLING and local amenities, the property represents an exceptional opportunity for families looking to establish themselves in one of Hertfordshire's most sought-after towns.

At the heart of the home is a superb dual aspect living/dining room, flooded with natural light from windows to both ends of the property. This generous space provides an ideal setting for both everyday family life and entertaining, with ample room for relaxing and dining whilst enjoying attractive views over the garden.

The stylish modern kitchen has been thoughtfully designed with a range of contemporary units, quality work surfaces and integrated appliances, creating a practical yet elegant space for cooking and socialising.

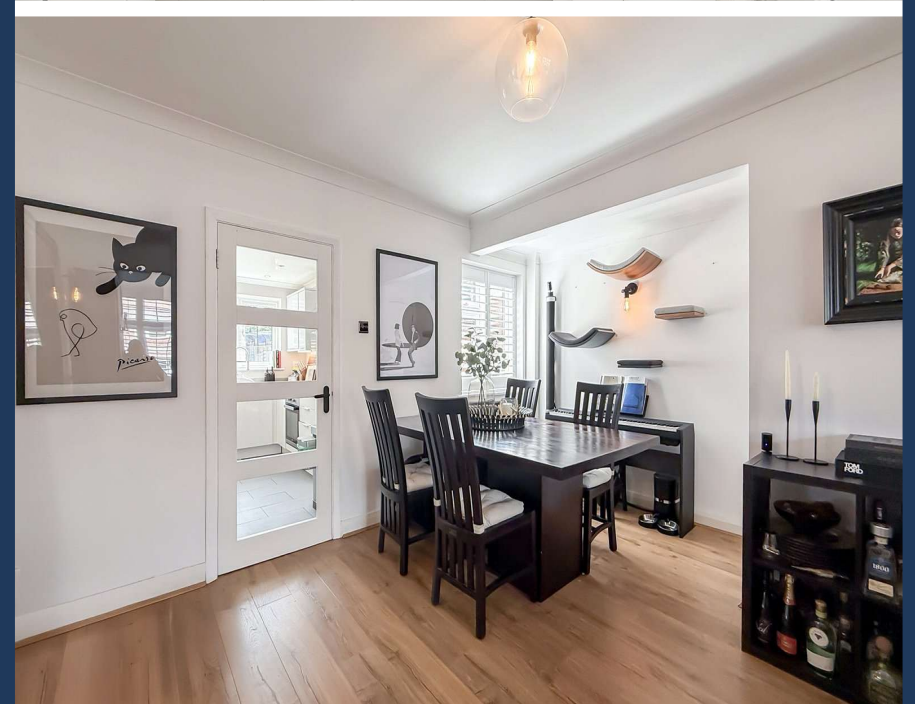
Upstairs, the property offers three generous double bedrooms, including a principal bedroom benefitting from a contemporary en-suite shower room.

The remaining bedrooms are served by a beautifully appointed family bathroom finished to a high standard, ensuring the accommodation is both comfortable and practical for modern family life.

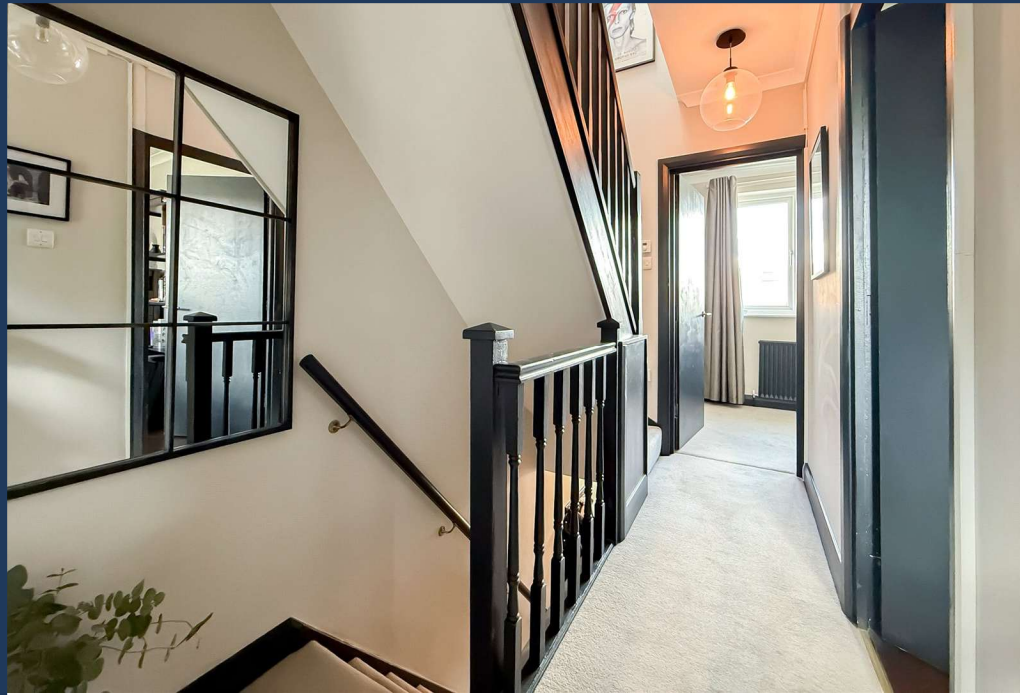
Externally, the southwest facing rear garden is a particular feature, enjoying plenty of sunshine throughout the day and providing an excellent space for outdoor dining, entertaining and relaxation. To the front, a private driveway offers convenient off-street parking.

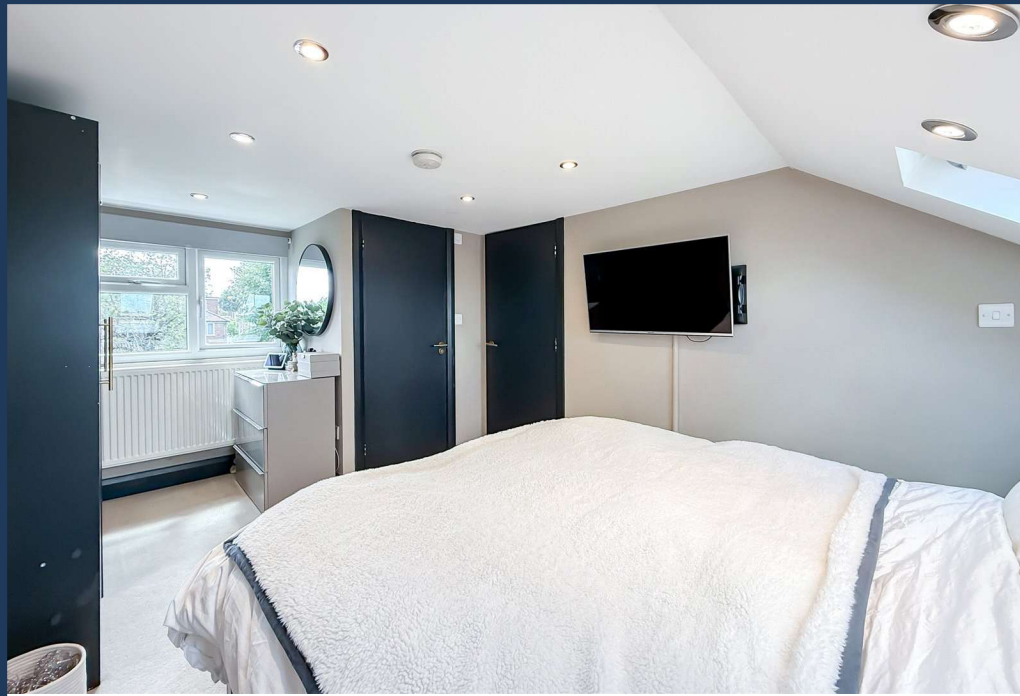
The property is ideally positioned within walking distance of Harpenden's vibrant town centre and mainline station, offering excellent links into London and beyond. A selection of highly regarded local schools are also close by, whilst the peaceful cul-de-sac setting provides a wonderful balance of convenience and tranquillity.

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









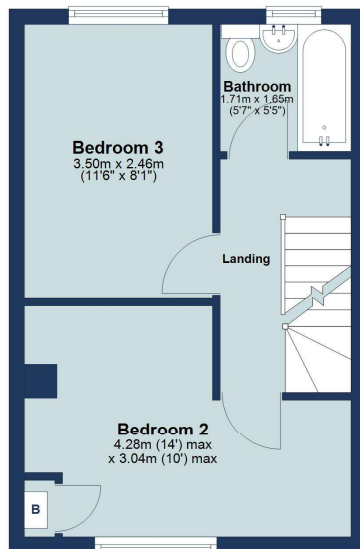
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



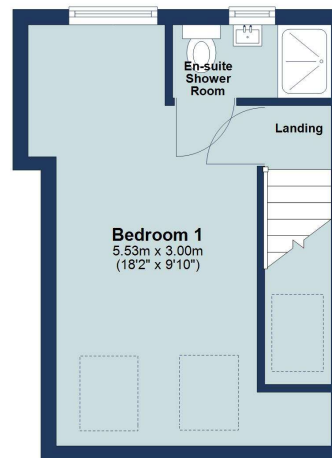
First Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



Second Floor

Approx. 20.5 sq. metres (221.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 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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- @bradfordandhowley
- @bradfordandhowley
- @bradford-howley
- @bradfordhowley4660

- 01582 769966
- harpenden@bradfordandhowley.com
- 42 High Street, Harpenden, Herts, AL5 2SX