



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

Moorland Road, Harpenden, AL5 4LA
Asking Price £550,000

Offered for sale is this attractive and well-maintained two double bedroom bungalow, renovated and presented in excellent order throughout, and ready for immediate occupation.

The property also offers outstanding potential for extension, remodelling or loft conversion (subject to the necessary planning permissions), making it an ideal purchase for both downsizers and buyers looking to create their forever home.

The accommodation begins with a useful entrance porch leading into a welcoming entrance hall, from which all principal rooms can be accessed.

Positioned at the front of the property is the well-proportioned kitchen, complete with a separate pantry providing useful additional storage. Also to the front is the bright and spacious living room, where a large bay window allows for an abundance of natural light, creating a comfortable and inviting living space.

Bedroom one is situated to the rear of the property, enjoying a pleasant outlook over the garden and benefiting from built-in storage cupboards.

Bedroom two also overlooks the rear and features sliding patio doors opening into the conservatory, offering an ideal space to relax while taking in views of the garden throughout the year. The family bathroom completes the internal accommodation.

To the front of the property, a driveway provides convenient off-road parking and lawn. The attractive rear garden has been thoughtfully maintained and is well stocked with a variety of mature shrubs, plants, and established borders, creating a peaceful outdoor setting.

Beyond the garden are delightful, landscaped views, and a detached single garage provides further storage or secure parking.

Moorland Road is a well-regarded residential location, conveniently positioned within easy reach of Harpenden's highly regarded schools.

The town centre and mainline railway station are also easily accessible, offering a comprehensive range of shopping, cafés, restaurants, leisure facilities, and fast rail services into central London.

This delightful bungalow presents a rare opportunity to move in and enjoy immediately, while offering exceptional scope to extend and evolve, all within one of Harpenden's most sought-after locations

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



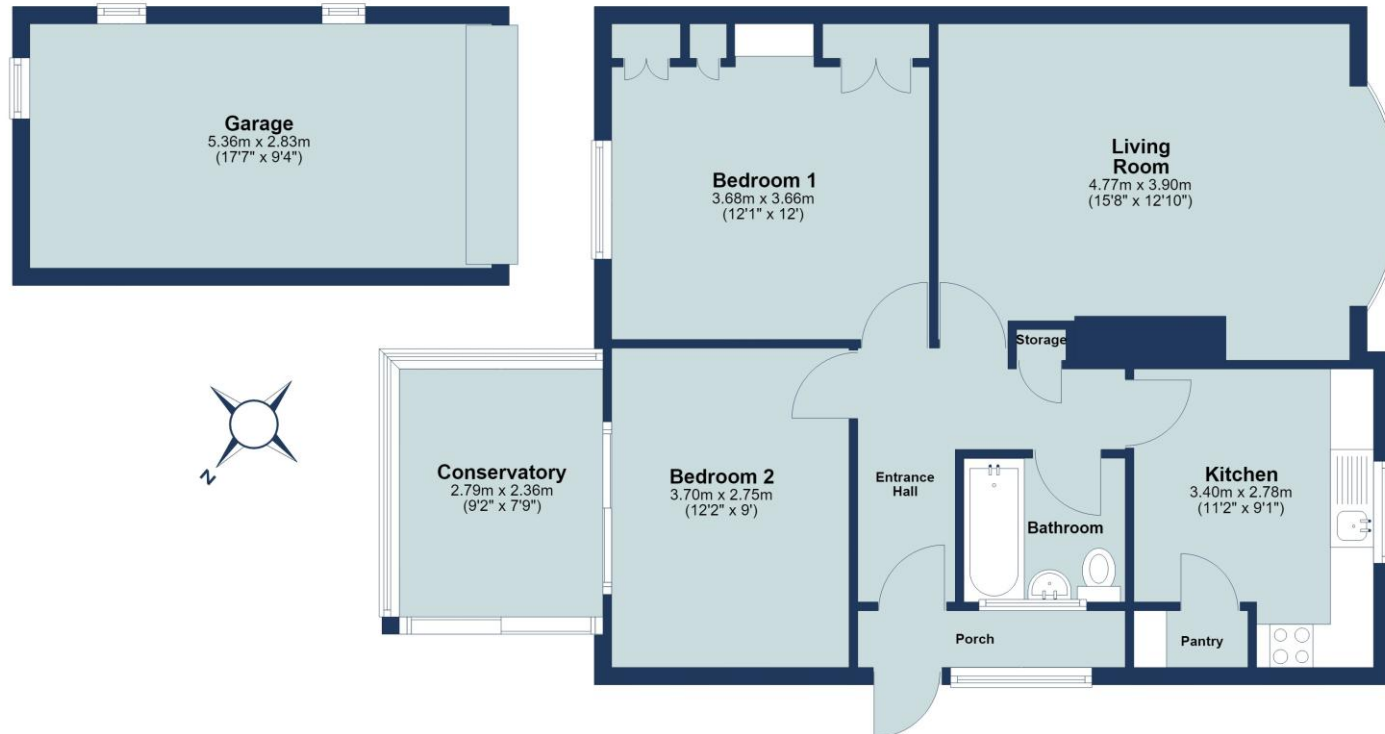






Ground Floor

Approx. 72.2 sq. metres (777.0 sq. feet)
(excluding Garage)



Total area: approx. 72.2 sq. metres (777.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in the total floor area.
Plan produced using PlanUp.

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