



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

The Old Garden, Harpenden, AL5 5AP
Guide Price £875,000

An impressive four-bedroom detached family home offering approximately 1,957 sq ft of beautifully proportioned accommodation arranged over three floors, situated in the historic grounds of Batford House close to Batford Springs Nature Reserve.

The ground floor enjoys an exceptional open plan living and dining area, measuring approximately 21' x 15'4". This bright and sociable room provides ample space for both relaxed seating and dining, with numerous windows bringing in plenty of natural light with glazed doors opening directly onto the rear garden.

Alongside is an impressive kitchen and breakfast room extending to approximately 27'8" in length. Fitted with an extensive range of contemporary cabinetry, integrated appliances and generous work surfaces, there is also space for informal dining and direct access to the garden. A ground floor WC completes this level.

On the first floor, the principal bedroom is particularly well appointed, with a bay window, separate dressing area and private ensuite bathroom. Two further bedrooms are also found on this floor, together with the family bathroom.

The second floor provides an excellent fourth bedroom of particularly generous proportions. Roof windows introduce plenty of natural light, while an ensuite bathroom and extensive eaves storage make this a highly versatile space that could equally suit older children or guests together with a mezzanine nook/study home working area.

Outside, the property benefits from a light and secluded private rear garden with a paved terrace providing plenty of room for outdoor dining and entertaining. The lawn is bordered by established planting and mature trees, with a useful garden building providing additional storage. Off street parking is available to the front.

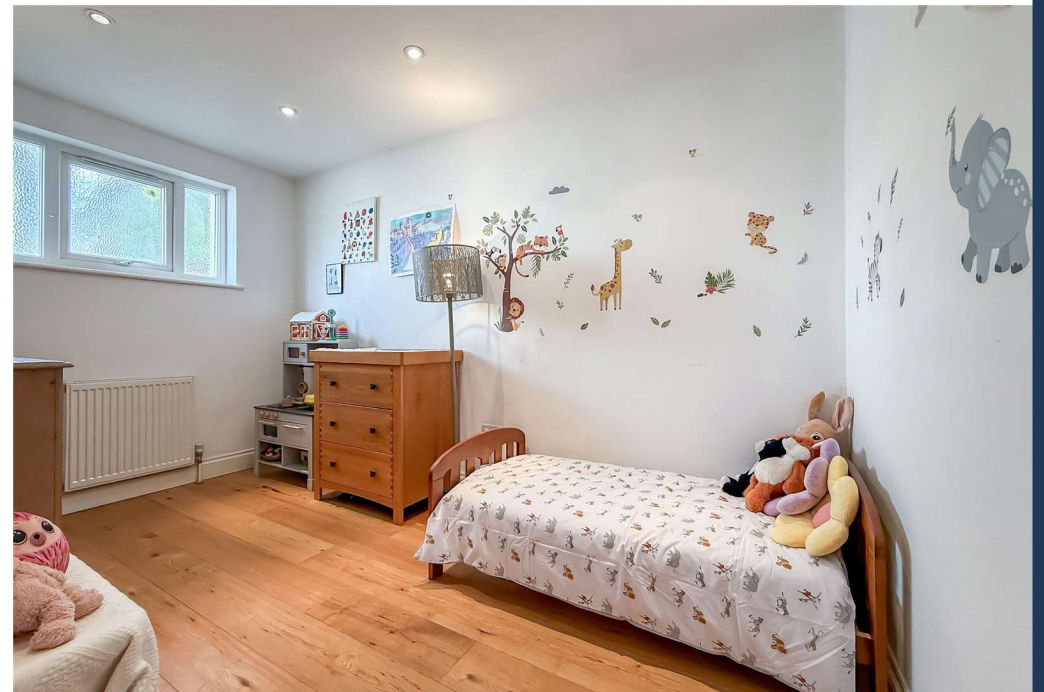
There are local amenities close by, and Harpenden town centre, its mainline station, outstanding schools and wider amenities are also accessible from this popular part of the town.

With smart energy and heating, this spacious, flexible and exceptionally well suited to family life, this is a home where the quality and scale of the accommodation really stand out.

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









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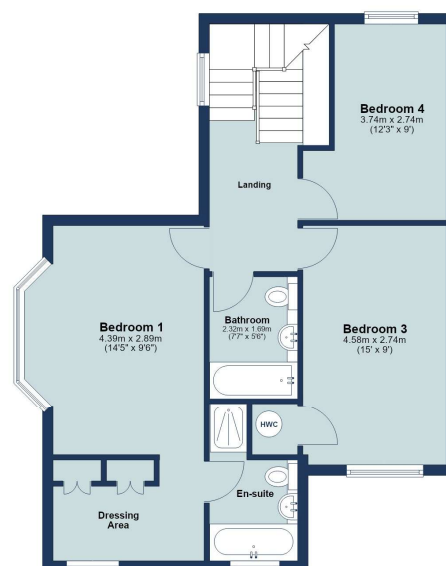
Ground Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



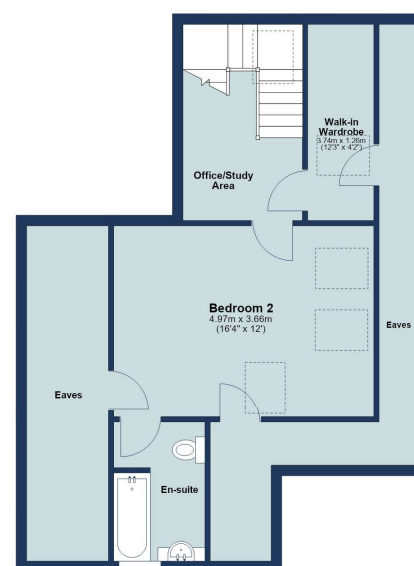
First Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



Second Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



Total area: approx. 181.9 sq. metres (1957.9 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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