



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

Windy Nook, Bower Heath Lane, AL5 5EE
Asking Price £695,000

A DECEPTIVELY SPACIOUS, delightful period cottage adjacent to an open common and enjoying FAR-REACHING COUNTRYSIDE VIEWS.

Situated on the edge of Harpenden, the property enjoys a peaceful, semi-rural feel with immediate access to open land. Despite its countryside setting, the town centre, schools and transport links are all within easy reach.

To the front is a pretty cottage garden with a brick pathway leading through flower beds and planted borders to an oak stable door with stained glass, beneath a charming cottage-style porch.

Inside, the kitchen is attractively styled, featuring a range oven set within a bricked alcove and leads through to a generous sitting and dining room that creates an excellent space for everyday living and entertaining.

This room benefits from tiled flooring with underfloor heating, a bricked fireplace with log-burning stove, and an abundance of natural light from a ceiling lantern and bi-fold doors opening directly onto the garden. A utility room and guest cloakroom complete the ground floor accommodation.

On the first floor, there are two double bedrooms, both enjoying pleasant outlooks, along with a spacious family bathroom fitted with both a bath and a separate shower cubicle.

The rear garden is southwest facing and mainly laid to lawn with a patio seating area and a selection of fruit trees. A substantial Garden Room with air conditioning, power

and heating offers excellent flexibility for use as a home office, studio or gym. There is also a second garden shed with power.

From the private parking area, a five-bar gate provides access to additional land belonging to the property, wrapping around the neighbouring garden and reconnecting with the rear garden. This space offers further scope for planting or leisure use. The property also benefits from a driveway to the side, providing practical off-street parking.

Harpenden is a highly regarded Hertfordshire town that combines village charm with excellent amenities. The tree-lined High Street offers a wide range of shops, cafés and restaurants, while schooling options are exceptional, including both state and private schools such as St Hilda's School for Girls, Aldwickbury Boys Preparatory, Sir John Lawes, St George's and Roundwood.

Recreational facilities are plentiful, with a comprehensive sports complex at Rothamsted and several golf courses located on the outskirts of the town.

Approximate distances include Harpenden Station at 1.8 miles, London St Pancras International from 27 minutes, the M1 at Junctions 9 and 10 within easy reach, London Luton Airport approximately 5.6 miles away, and Central London around 30 miles.

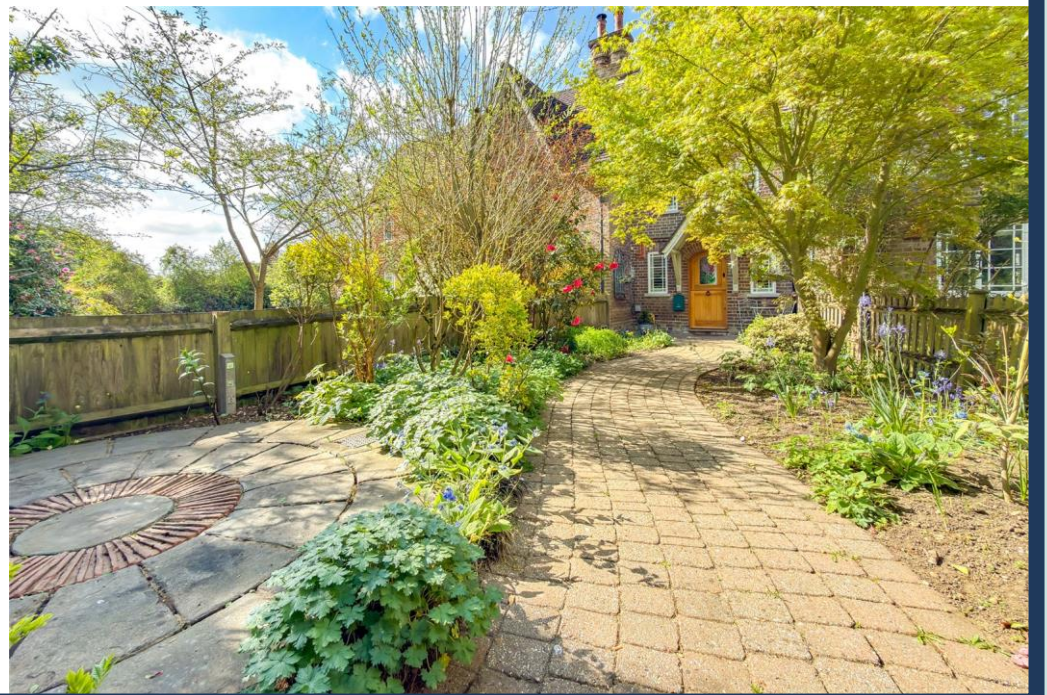
A charming and characterful home offering countryside views, modern comforts and an enviable edge-of-town setting.

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









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Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 88.0 sq. metres (947.0 sq. feet)

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

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