



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

Kingcroft Road, Harpenden, AL5 1EJ  
Asking Price £950,000



## OFFERED FOR SALE WITH NO CHAIN

Enjoying over 1,800 sq. ft. of thoughtfully arranged living space, this beautifully presented four-bedroom family home is set within the ever-popular Southdown area of Harpenden, a location highly regarded for its strong sense of community and excellent schooling.

Upon entering the property, you are greeted by a generous and welcoming entrance hallway that immediately sets the tone for the space and quality found throughout. From here, a door leads into a truly impressive open plan living, dining, and kitchen area, designed perfectly for modern family life.

Natural light pours in from the front bay window, while the rear bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor connection. The finish throughout this space is impeccable, making it ideal for both everyday living and entertaining. The ground floor also benefits from internal access to the garage, adding practicality and convenience.

The first floor comprises three well-proportioned bedrooms, all offering flexibility for family living, home working, or guest accommodation. These rooms are served by a stylish four-piece family bathroom, finished to a high standard and providing ample space for busy mornings.

The second floor is dedicated to the spacious principal bedroom, forming a calm and private retreat. This room enjoys excellent ceiling height, useful storage within the eaves, and a modern en-suite shower room, perfectly complementing the space.

Externally, the property has been carefully considered. To the front, there is the added benefit of an EV charging point, catering to modern living.

The rear garden has been designed with low maintenance in mind, featuring a combination of patio and artificial lawn, an ideal setting for relaxing, entertaining, or family enjoyment throughout the year.

Located on Kingcroft Road, a quiet and peaceful cul-de-sac, the home is conveniently positioned close to well-regarded local schools, making it an excellent choice for families.

A wide selection of shops, restaurants, and coffee shops are within easy reach, while Harpenden town centre and the mainline railway station are within walking distance, offering direct links into London.

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











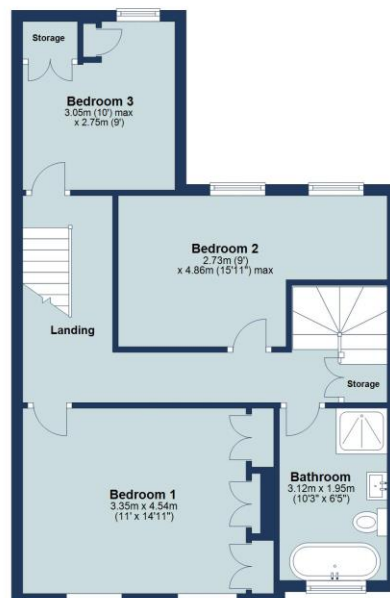




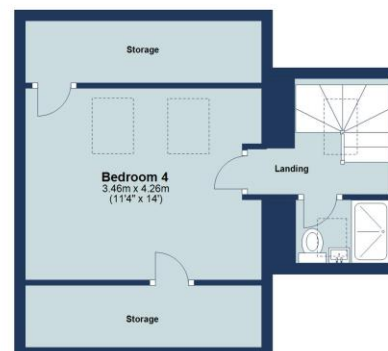
**Ground Floor**  
Approx. 79.9 sq. metres (859.5 sq. feet)



**First Floor**  
Approx. 55.6 sq. metres (598.3 sq. feet)



**Second Floor**  
Approx. 32.9 sq. metres (353.8 sq. feet)



Total area: approx. 168.3 sq. metres (1811.5 sq. feet)

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

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**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

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

bradfordandhowley.com