



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

Welbeck Rise, Harpenden, AL5 1SN
Asking Price £750,000

Enjoy modern family living in this attractive four-bedroom detached home, ideally offered for sale with no upper chain, making it a perfect choice for a smooth and straightforward move.

The property welcomes you via a front door into a bright entrance vestibule, complete with a convenient cloakroom. From here, you are led into a beautifully designed open-plan kitchen benefitting from new appliances and worktops in 2024, living, and dining area—the true heart of the home. This versatile space is finished in a contemporary style and provides ample room for both everyday family life and entertaining guests.

Large patio doors open directly onto the northwest-facing rear garden, allowing natural light to flood the space while seamlessly connecting indoor and outdoor living.

Upstairs, the first floor continues to impress, offering four well-proportioned bedrooms, ideal for families of all sizes. Each room provides flexibility for use as bedrooms, a home office, or guest accommodation.

A modern family bathroom serves this floor, finished to a high standard with a clean, stylish design.

This property also enjoys a new boiler, fitted in 2026.

Externally, the property benefits from excellent kerb appeal, with a private driveway and garage providing ample off-road parking and additional storage. To the rear, the enclosed northwest-facing garden has been thoughtfully arranged to include a patio seating area and lawn, perfect for relaxing, outdoor dining, or children's play.

The location is particularly appealing for families, being situated close to an Ofsted Outstanding school, as well as Southdown's popular local shops and amenities. The nearby Parva Close playground is just a short stroll away, adding to the family-friendly feel of the area.

Welbeck Rise also offers excellent access to Harpenden town centre and mainline station, making it ideal for commuters, while the surrounding countryside beyond Cross Lane provides beautiful walking routes and green open spaces for leisure and recreation.

This is a fantastic opportunity to acquire a spacious, well-located family home in a highly sought-after area.

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



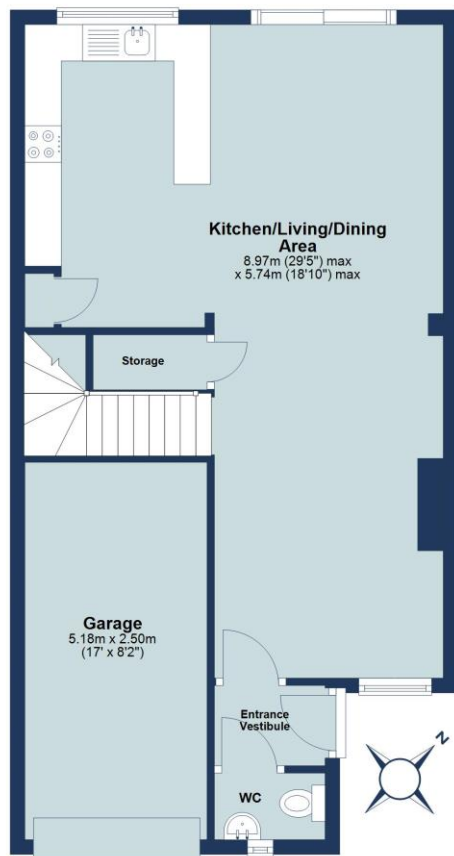






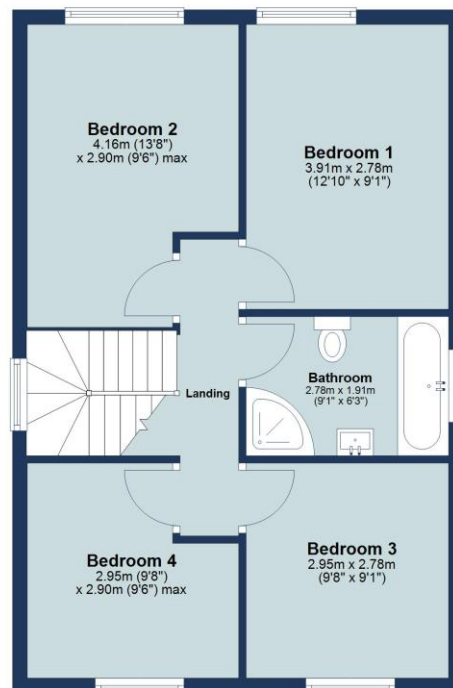
Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



First Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



Total area: approx. 112.5 sq. metres (1210.4 sq. feet)

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

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