



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

Alzey Gardens, Harpenden, AL5 5SX
Guide Price £1,100,000

A beautifully extended four double bedroom family home on a corner plot in a sought-after cul-de-sac.

This attractive family home combines space, style, and practicality, offering well-balanced accommodation throughout along with driveway parking to the rear.

The ground floor opens into a welcoming entrance hall, complete with a convenient cloakroom/WC and a staircase with storage beneath. To the front is a bright living room, featuring double doors that open seamlessly into an exceptional open-plan kitchen/dining/family room.

This stunning space forms the heart of the home and includes a well presented fitted kitchen and a log burning stove, the space is perfect for both everyday

family life and entertaining. There are double doors leading out onto the rear garden and a door leading to a separate utility room set off the kitchen which includes a washing machine and tumble dryer and provides additional practical and direct access into the garden.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, bedroom two also enjoys built-in wardrobes along with its own en-suite shower room. Bedroom three is a generously sized double again with built in wardrobes.

Bedroom four is a double bedroom which is currently used as an office and features a handy storage cupboard. A modern family bathroom completes the first floor accommodation.

Outside, the rear garden boasts a paved patio area, ideal for outdoor dining and entertaining, alongside a lawned garden. A driveway to the rear provides convenient off-street parking.

Located in the highly desirable Alzey Gardens, the property is within walking distance of a number of well-regarded schools including High Beeches, The Grove, Crabtree, Aldwickbury, Sir John Lawes, St George's and Katherine Warrington.

Also within walking distance is the mainline station, Southdown and Harpenden town centre which offers a wide range of shopping, dining, and leisure facilities.

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











Total area: approx. 137.6 sq. metres (1480.8 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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