



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

Riverford Close, Harpenden, AL5 4LY
Asking Price £625,000

Tucked away in a peaceful cul-de-sac, this charming three-bedroom semi-detached home presents an excellent opportunity for families or professionals alike, with the added advantage of scope to extend (subject to the usual planning consents). Thoughtfully arranged, the accommodation is both practical and inviting, offering a versatile layout that can adapt to modern lifestyles.

On the ground floor, the property comprises a bright and welcoming kitchen to the front, a convenient cloakroom, and a generously sized living and dining area to the rear.

This wonderful space opens directly onto the garden, ideal for entertaining or simply relaxing while enjoying the peaceful outlook.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom further enhanced by fitted storage and the luxury of an en-suite shower room. A contemporary family bathroom completes the first floor.

The southeast-facing rear garden is perfect for children's play, summer barbecues with friends, or moments of calm after a busy day. To the front, a private driveway ensures easy and convenient parking for two cars.

Riverford Close benefits from an enviable Harpenden location, just a short distance from highly regarded local schools and the charming countryside that surrounds the town.

Harpenden itself is renowned for its strong sense of community, picturesque green spaces such as Rothamsted Park, and a bustling high street filled with independent boutiques, cafés, and restaurants.

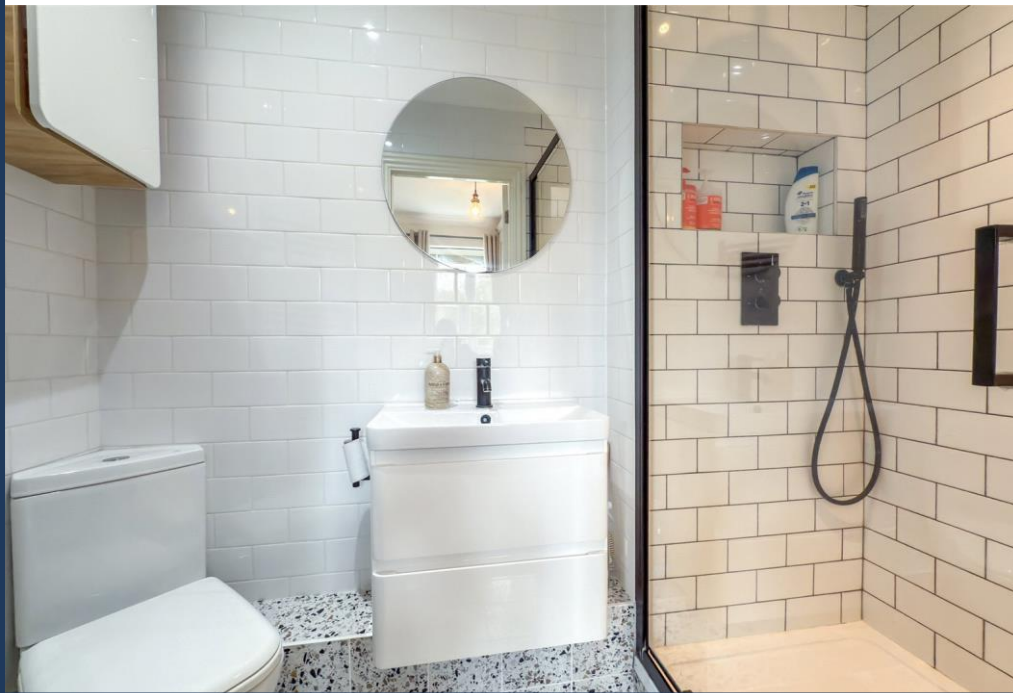
Excellent transport links, including a mainline station with fast connections into London St Pancras, make it an ideal choice for commuters who value both convenience and quality of life.

With its blend of potential, comfort, and access to all that Harpenden has to offer, this home represents a wonderful opportunity to secure a property in one of Hertfordshire's most desirable towns.

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



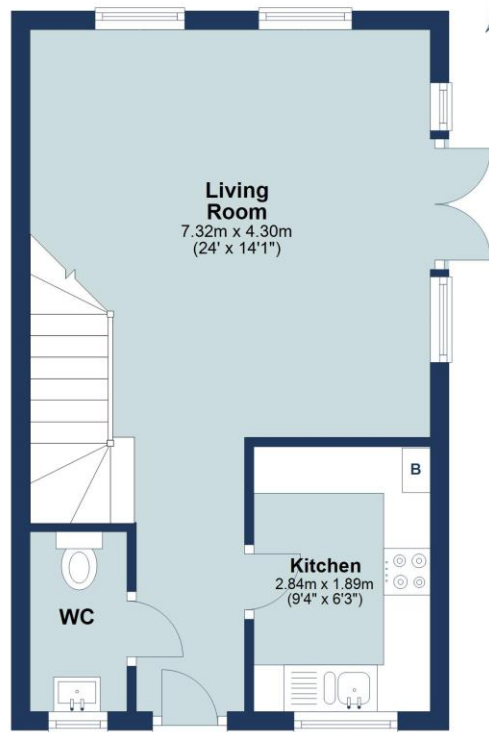






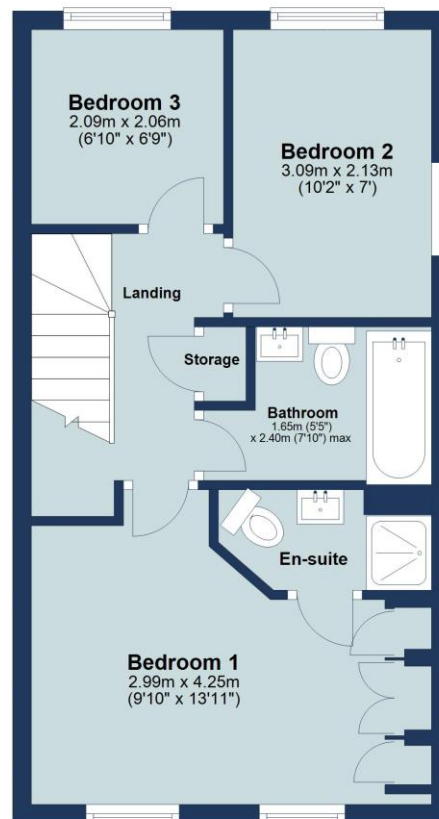
Ground Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 67.2 sq. metres (723.0 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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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

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

bradfordandhowley.com