



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

Tarrant Drive, Harpenden, AL5 1RP
Asking Price £700,000

Positioned in a peaceful, residential cul-de-sac is this deceptively spacious three-bedroom DETACHED home with a wonderful south-west facing rear garden.

The well-planned accommodation is arranged over two floors. There are two spacious reception rooms, giving real flexibility in the way a new owner could lay out the accommodation. The stylish modern kitchen/breakfast room has a range of integrated appliances with double doors opening directly onto the well-tended garden.

There's a useful ground floor cloakroom. An integral single garage offers further scope to convert into an additional living space should more be required.

Moving up to the first floor, there are three bedrooms and an attractive white bathroom suite. The spacious loft is boarded for extensive storage and offers scope to add another bedroom and en-suite, subject to the necessary planning approvals.

The rear garden of this home is a real feature, its south-west facing aspect making the most of the afternoon and evening sun with a peaceful, tranquil feel and gated side access.

To the front of the house, there is a driveway providing off-street parking making this property suitable for a wide range of potential buyers.

Tarrant Drive is an established residential area, popular with families and those looking to downsize. The extensive range of shops, restaurants and coffee shops in Southdown are within walking distance and Ofsted outstanding schooling is nearby.

For those wanting to make the most of countryside walks, there are some wonderful footpaths close by up through Cross Farm and into the fields beyond.

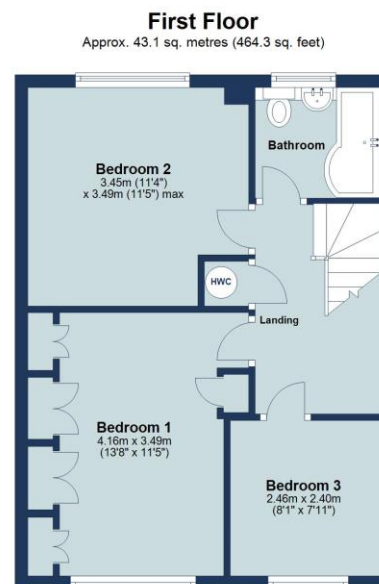
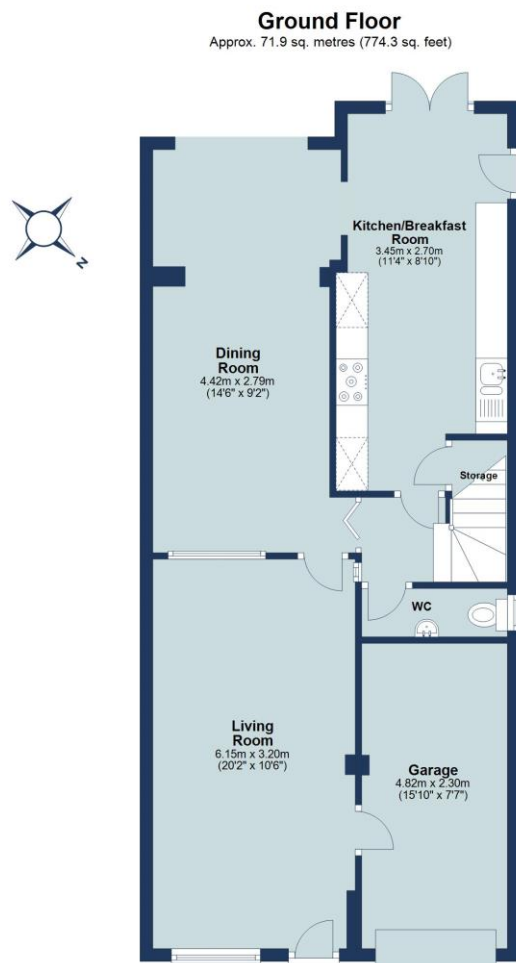
Tenure: Freehold
Council Tax Band: E
EPC Rating: C











Total area: approx. 115.1 sq. metres (1238.6 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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