



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

Townsend Lane, Harpenden, AL5 2RQ
Guide Price £1,500,000

AN EXCITING OPPORTUNITY TO CREATE YOUR DREAM HOME

Set in the highly sought after town of Harpenden, this four-bedroom detached home presents an incredible opportunity to design, remodel, and extend to your exact specifications.

Offered for sale with NO UPPER CHAIN, this property is ideal for those with a vision and ambition to create a bespoke family residence. With development potential (subject to the necessary planning consents), the possibilities are endless.

The property boasts a generous frontage, offering ample off-road parking and the potential to create an impressive driveway.

Stunning views of open fields to the front create a wonderful sense of space and tranquillity. The rear garden is a good size, offering a private outdoor space for family living and entertaining.

Inside, the home features a practical layout, ready for reconfiguration to suit modern lifestyles.

The current accommodation includes a spacious living room, separate dining room, kitchen, downstairs w/c, four bedrooms, and a family bathroom all offering scope for enhancement and expansion.

Situated in a prime residential area, the property is close to highly regarded local schools, making it perfect for growing families.

Harpenden's bustling town centre is just over a mile away, offering a fantastic selection of independent boutiques, cafés, restaurants, and essential amenities such as supermarkets and leisure facilities.

For commuters, Harpenden's mainline station provides frequent services into London St Pancras in under 30 minutes, with connections to other major destinations. The town's excellent road links also offer easy access to the M1, M25, and Luton Airport, making it convenient for both work and travel.

This property is truly a blank canvas, ready for the next chapter. Whether you're a growing family looking to create your forever home or a buyer with a passion for design and renovation, this opportunity is not to be missed.

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









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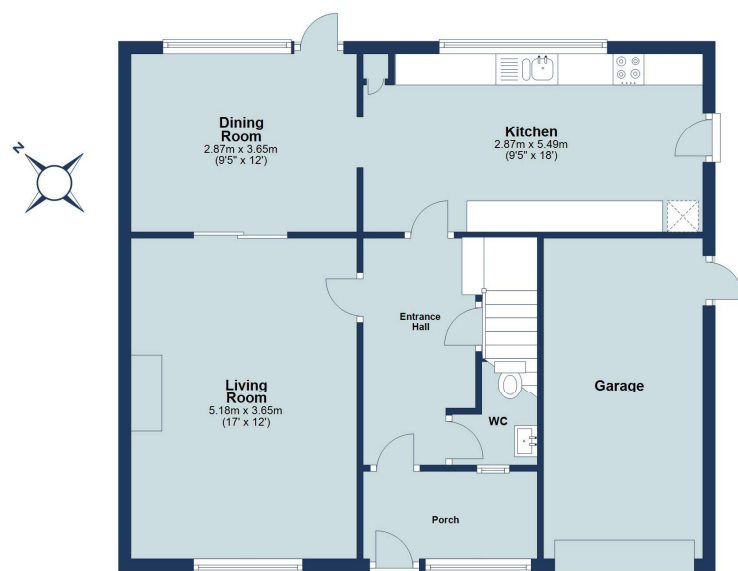
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Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.4 sq. feet)



Total area: approx. 142.7 sq. metres (1536.4 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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f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

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

bradfordandhowley.com