



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

Cravells Road, Harpenden, AL5 1BD
Asking Price £450,000

Offered for sale with NO UPPER CHAIN is this delightful two-bedroom split-level maisonette enjoys an enviable location, just a short stroll from Harpenden's bustling town centre and mainline railway station. Nestled in the popular East Common / Southdown area.

This immaculate home offers a peaceful setting with easy access to green open spaces, perfect for leisurely weekend dog walks or relaxing outdoors.

Ideally positioned for convenience, the maisonette is within walking distance of an array of local shops, independent pubs, cafes, and leisure facilities.

Thoughtfully designed to maximize both space and comfort, it features two bedrooms. Bedroom One is a bright and airy south facing room and bedroom two offers flexibility and could be a home office.

On the second floor, there is a spacious multi-purpose area which the current owners combine as a study area and guest space.

The property provides flexible living options to suit a variety of lifestyles, whether hosting guests, working from home or simply unwinding in comfort.

The living room exudes warmth and character with a fireplace, while the bright and inviting kitchen/breakfast room is perfect for a peaceful morning coffee. The tastefully appointed bathroom combines practicality with understated elegance.

One of the property's most appealing features is the DOUBLE GARAGE a rare and highly desirable addition, offering invaluable storage space. Outside, the private southeast facing rear garden is a sunny oasis, perfect for al fresco dining, gardening, or simply enjoying tranquil moments in the fresh air.

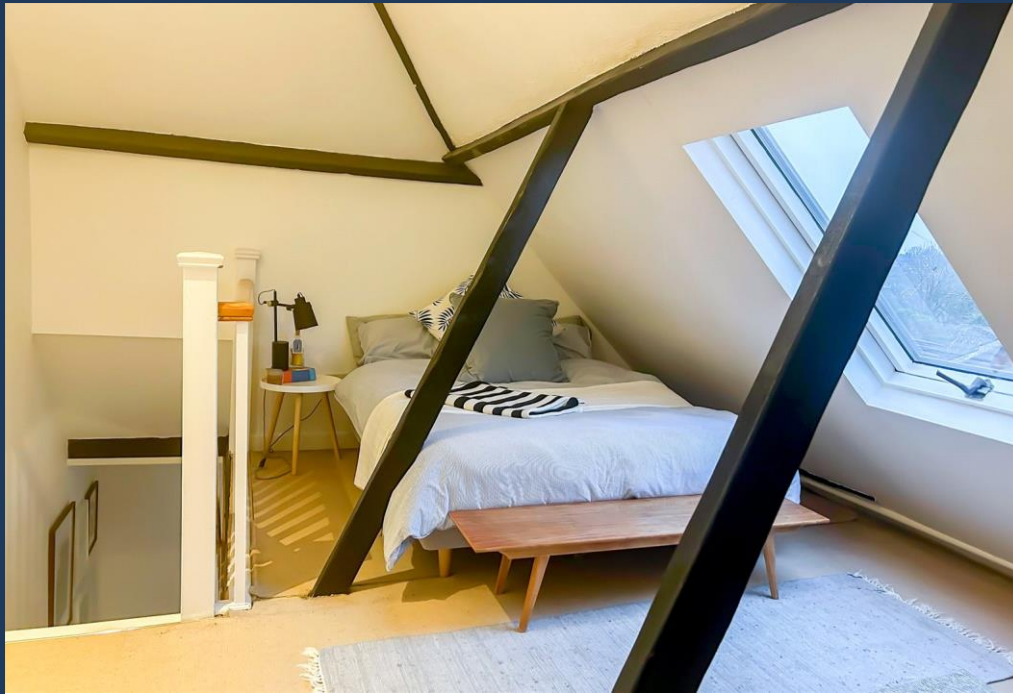
This home is an excellent choice for commuters, thanks to its outstanding transport links, and equally appealing to those seeking a vibrant yet serene lifestyle. Combining modern comfort with an exceptional location, this split-level maisonette is the perfect opportunity to make your home in one of Harpenden's most sought-after areas.

Tenure: Leasehold
Term of Lease: 999 Years From 25 Dec 1990
Service Charge: £0
Ground Rent: £0
Council Tax Band: B
EPC Rating: D



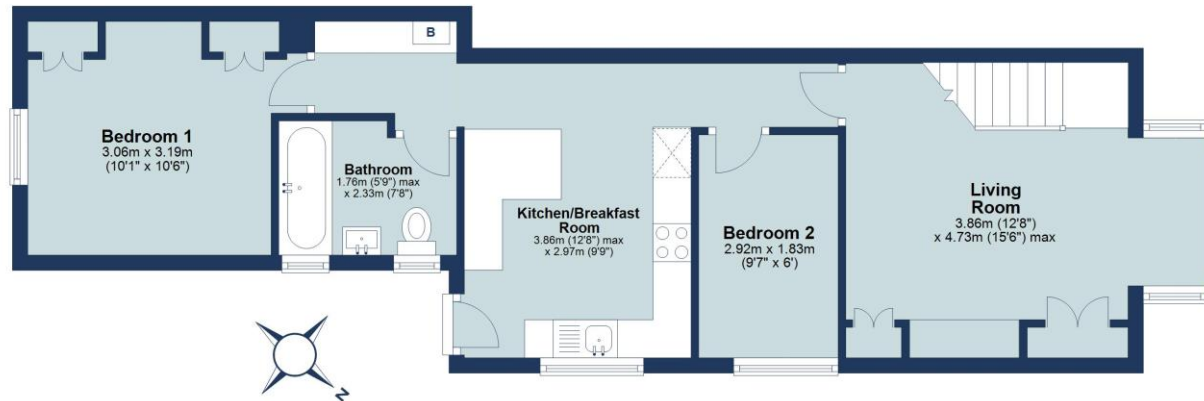






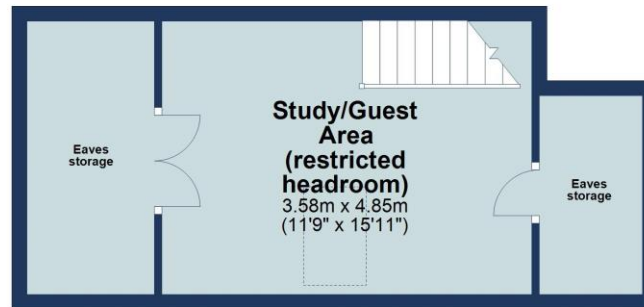
First Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.6 sq. feet)



Total area: approx. 70.4 sq. metres (757.7 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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