



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

Roundfield Avenue, Harpenden, AL5 5BA
Guide Price £550,000

POTENTIAL TO EXTEND STPP

Located on the desirable east side of Harpenden, this three-bedroom semi-detached home offers over 900 sq. ft of well-proportioned living space, making it an excellent choice for families or professionals.

The ground floor features an inviting entrance hall, a spacious living room, a separate dining room, a functional kitchen, and a convenient downstairs WC. Upstairs, there are two generously sized double bedrooms, a smaller double bedroom, and a family bathroom.

A key highlight of this home is the expansive front and rear gardens, providing plenty of space for outdoor entertaining or children's play. There is also a LOFT AREA, OFFERING POTENTIAL FOR EXPANSION, STPP, and double-glazed windows throughout. Roadside parking is available for residents and visitors.

Situated in a prime location, the property is just 1.3 miles from Harpenden's vibrant town centre, (1.1 miles walking using shortcuts) where you'll find an array of shops, restaurants, and a mainline train station with direct links to London.

The home is conveniently positioned opposite a bus stop, offering easy access to surrounding areas, and is just over 5 miles from Luton Airport, ideal for frequent travellers. Local amenities, including a Co-op, Tesco garage, pubs, churches, and an Indian restaurant, are within walking distance.

Families will appreciate the excellent school catchment, with Sauncey Wood Primary School and Katherine Warrington Secondary School nearby, and John Lawes and St George's Schools within walking distance.

Nature lovers will enjoy the beautiful walking fields and meadows with horses, as well as the nearby Lea Valley Nature Reserve, perfect for outdoor adventures. This well-located home offers space, convenience, and easy access to amenities, making it an ideal place to settle in Harpenden.

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



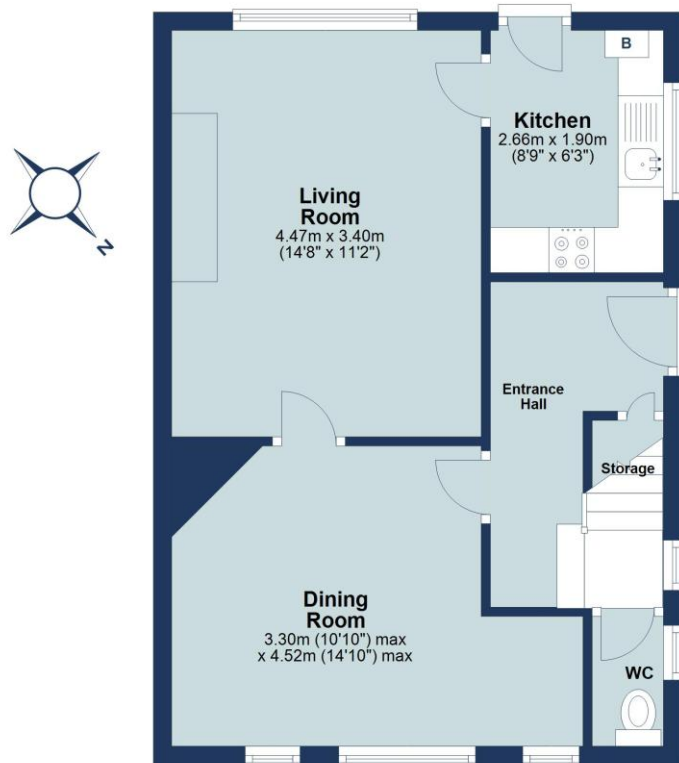






Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 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