



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

Lower Luton Road, Harpenden, AL5 5AQ
Guide Price £850,000

NO UPPER CHAIN

With open views to the front over Batford Springs is this stylish bay-fronted four bedroom semi-detached home providing well-planned bright and airy accommodation arranged over three floors.

The property enjoys 1,649 sq. Ft. of space providing a versatile layout that could be used in a variety of different ways to suit an individual owner's needs.

One of the many standout features is the contemporary open plan kitchen/diner/family room perfect for a sociable family lifestyle with a part-vaulted ceiling and views out onto the garden. There is a cosy bay-fronted living room, ideal for watching a family movie, and a separate study which is important for those having to work from home.

On the first floor, there are four well-proportioned bedrooms with a master bedroom enjoying an ensuite and a separate family bathroom.

On the second floor this bedroom enjoys a separate wc and plenty of eave's storage.

The rear garden has been lovingly maintained by the current owners to make the most of the sun through the day. There is a top patio area perfect for evening drinks.

The property has all the beautiful day to day touches such as a ground floor cloakroom, driveway, and integral single garage.

Batford Springs is a wonderful open green space with a family friendly play park, and the River Lea which many young families use to cool down in the summer months.

Harpenden town centre and mainline station are easily accessible just along Station Road. For those with children, there is an excellent selection of well-regarded schooling nearby.

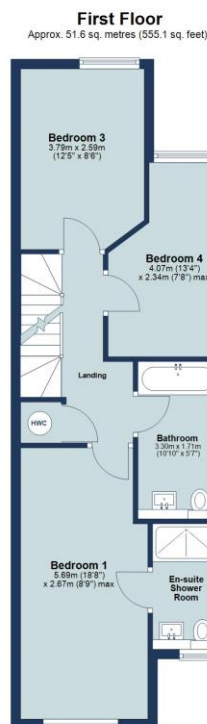
Tenure: Freehold
Council Tax Band: F
EPC Rating: C











Total area: approx. 153.2 sq. metres (1649.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area but not the eaves.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

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

bradfordandhowley.com