



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

Green Lawns Close, Harpenden, AL5 3QD
Asking Price £1,250,000

Offered for sale is this exceptional and versatile five-bedroom, four-bathroom home, providing over 2,900 Sq.Ft. of thoughtfully designed living space across four floors, and benefiting from no upper chain. This stunning property seamlessly combines contemporary styling with practical family living, making it an ideal home for modern lifestyles.

Upon entering, you are greeted by a grand entrance hall, which immediately sets the tone for the quality and attention to detail throughout the home. The ground floor features a bright and stylish kitchen/breakfast room, designed to be the heart of the home. With ample workspace, integrated appliances, and plenty of room for casual dining, it is perfect for both family meals and entertaining guests.

Adjacent to the kitchen is a separate utility room, providing practical space for laundry and additional storage, along with a convenient WC for visitors.

The lower ground floor offers versatile accommodation, including a generous living room and a flexible family room that could alternatively serve as a guest bedroom or home office. Completing this level is a storeroom for additional storage needs and a modern en-suite bathroom, offering flexibility for multi-generational living or visiting guests.

Returning to the first floor, a large landing leads to three well-proportioned bedrooms, with the second bedroom enjoying its own en-suite, while a further stylish family bathroom serves the remaining rooms. The layout ensures privacy and comfort for all family members.

The second floor is dedicated entirely to a luxurious master suite, which has been thoughtfully designed to create a private sanctuary.

This suite boasts a stunning balcony with panoramic views over surrounding fields, providing the perfect spot to enjoy morning coffee or unwind at sunset. The master also includes a generous dressing room and a contemporary en-suite bathroom, completing the feeling of indulgence and tranquillity.

Externally, the property benefits from allocated parking to the front, as well as a garage, providing secure parking and additional storage. To the rear, a beautifully landscaped southwest-facing garden offers a peaceful space for relaxation, entertaining, or family activities, with excellent sun exposure throughout the day.

Green Lawns Close is perfectly positioned within easy reach of Kinsbourne Common, ideal for leisurely walks, outdoor activities, or family outings. Harpenden town centre is just a short drive away, offering a wealth of amenities including boutique shops, coffee shops, restaurants, and leisure facilities.

This property is ideally located close to highly respected schools, making it perfect for families. The mainline railway station provides direct links into London and beyond, making it particularly attractive for commuters. Excellent road connections are also on hand, with the M1 easily accessible, offering swift access to major motorway networks.

This remarkable home combines generous, flexible accommodation with a highly desirable location, offering not only a stylish and practical living space but also a lifestyle of comfort, convenience, and scenic beauty. The combination of versatile family accommodation, luxurious master suite with field-view balcony, and superb location makes this a truly rare opportunity in one of Hertfordshire's most sought-after areas.

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









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Total area: approx. 288.8 sq. metres (3109.0 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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