



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

Cranbourne Drive, Harpenden, AL5 1RJ
Asking Price £699,950

This extended semi-detached family home is tucked away in a peaceful cul-de-sac, offering well-designed accommodation arranged across two floors.

The property enjoys a versatile living space and provides an ideal setting for growing families or for those seeking adaptable spaces for home and work combinations.

The welcoming entrance hall leads into a spacious open plan living/dining area which opens onto a rear conservatory with views onto the south-east facing garden. The separate kitchen has a range of modern units and overlooks the rear garden.

There is also a study, perfect for those working from home, and practical touches such as a ground floor cloakroom to further enhance the property's convenience.

On the first floor, there are four bedrooms and a family bathroom. Moving outside, the property has a driveway to the front providing off-street parking and an integral single garage which offers further scope to incorporate into the main house, subject to the necessary planning approvals.

The south-east facing rear garden is a real feature of this home with a generous patio area, mature shrubs and plants, and a great summerhouse.

Cranbourne Drive is located in the sought after Southdown area. This home benefits from excellent local amenities, highly regarded Ofsted outstanding schools, and a strong community spirit.

The nearby countryside offers picturesque walking routes, ideal for nature lovers and those looking to enjoy the outdoors.

With a convenient shopping parade and easy access to transport links, this property presents an exceptional opportunity for families and commuters alike.

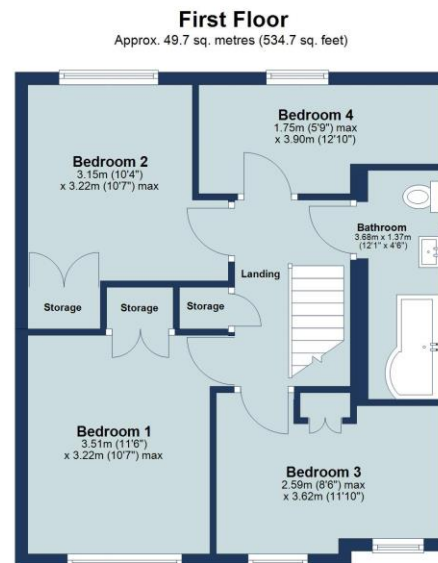
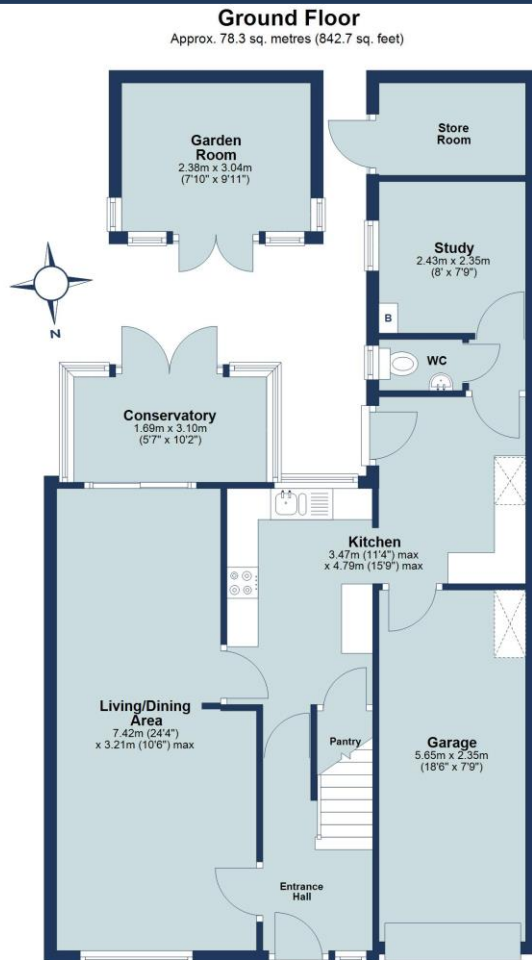
Tenure: Freehold
Council Tax Band: D
EPC Rating: D











Total area: approx. 128.0 sq. metres (1377.4 sq. feet)

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

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