



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

Grove Avenue, Harpenden, AL5 1HA
Asking Price £825,000

Located in a sought-after residential area and within easy walking distance of Ofsted Outstanding schools, this superb THREE DOUBLE BEDROOM home offers generous living space, flexible accommodation, and a south-facing garden perfect for modern family life.

Upon entering the property, you are welcomed by a large and inviting entrance hall, providing a real sense of space and setting the tone for the rest of the home.

From here, doors lead into a generously sized dual aspect living and dining room. Flooded with natural light from windows at both ends, this fantastic space also benefits from sliding patio doors that open directly onto the garden, making it an ideal spot for relaxing, entertaining, or spending time with family throughout the year.

To the front of the ground floor, you'll find a convenient shower room and a spacious family room/study. This versatile room is currently used as family space but could easily function as a guest room or an occasional fourth bedroom, offering excellent flexibility to suit your lifestyle.

At the heart of the home is a large kitchen/breakfast room, fitted with ample cabinetry, workspace, and room for dining. This bright and sociable space also benefits from sliding patio doors, providing another direct access point to the rear garden and making it perfect for alfresco dining in warmer months.

Adjacent to the kitchen is a separate utility room ideal for laundry and storage which can also be accessed from the family room/study, adding to the property's practical layout.

Upstairs, a long and bright landing leads to three generously sized double bedrooms, all well-presented and filled with natural light. The master bedroom boasts its own ensuite shower room, while a modern family bathroom, located to the rear of the house, serves the remaining bedrooms.

Outside, the property continues to impress. The south-facing rear garden offers plenty of space for outdoor play, gardening, or simply enjoying the sun. Meanwhile, the front of the property provides a generous driveway with ample off-street parking and benefits from an EV charging point, 7KW capable.

Grove Avenue is a peaceful residential road located just off Grove Road, right in the heart of the ever-popular Southdown area of Harpenden. For those needing to commute, the town centre and mainline railway station are just over a mile away, offering fast and frequent services into central London.

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









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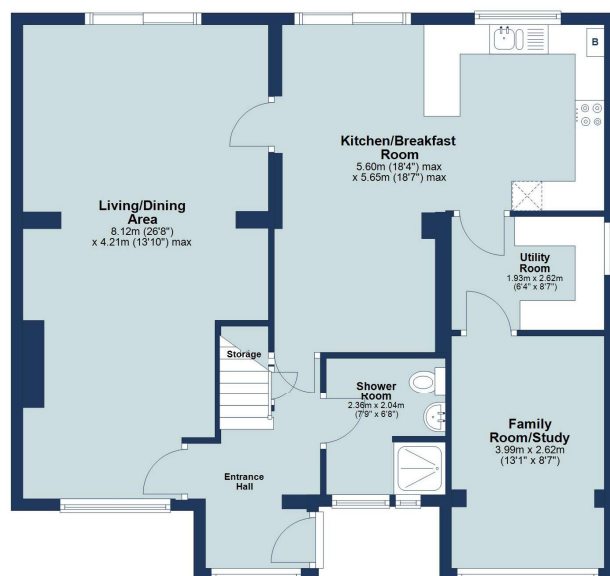
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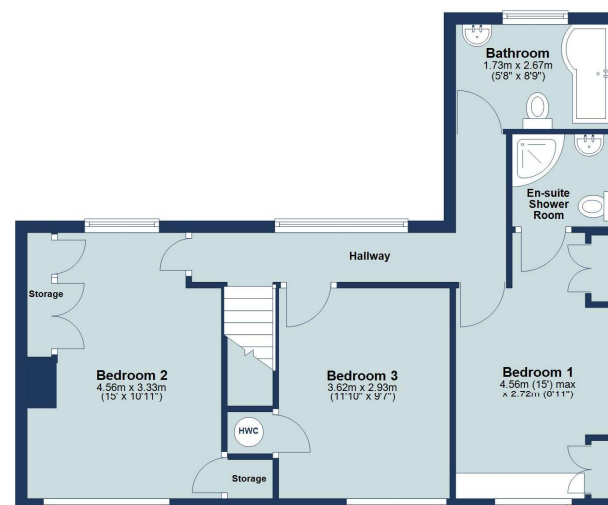
Ground Floor

Approx. 85.9 sq. metres (924.1 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 141.4 sq. metres (1522.2 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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