



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

Ambrose Lane, Harpenden, AL5 4AU
Guide Price £1,500,000

Nestled in the heart of Harpenden and within walking distance of highly regarded local schools, this exceptional four-bedroom detached residence presents a rare opportunity to acquire a thoughtfully designed family home that effortlessly combines style, space, and functionality. Positioned on the sought-after Ambrose Lane, the property enjoys a peaceful, family-friendly setting just moments from the vibrant town centre and mainline railway station.

Approached via a generous carriage driveway, the home immediately impresses with its contemporary façade, offering strong kerb appeal and a sense of welcome. Stepping through the front door, you are greeted by a spacious and inviting entrance hall that sets the tone for the rest of the property — bright, well-presented, and meticulously maintained throughout.

To the front of the home is a versatile family room, which could equally serve as a home office or a quiet study space. Adjacent to this is a luxurious, fully tiled ground-floor wet room, perfect for busy family life or visiting guests.

The rear of the property is where this home truly comes into its own. An expansive, open-plan living space forms the heart of the home, flooded with natural light thanks to large bi-fold doors that span the back wall and open seamlessly onto a generous south-facing patio. This sociable layout is perfect for both relaxed family living and entertaining on a larger scale. The stylish kitchen features contemporary cabinetry, integrated appliances, and a sociable layout that flows naturally into the dining area, creating a perfect space for gatherings with friends and family. A separate snug area offers a cosy retreat, ideal for reading, watching TV, or simply unwinding in peace.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all thoughtfully laid out to suit the needs of a growing family. The principal bedroom benefits from a sleek en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, complete with high-quality fittings and finishes.

The beautifully landscaped rear garden offers a tranquil escape, having been lovingly maintained by the current owners. It features a well-kept lawn, mature borders with established shrubs and flowering plants, and a large patio area — perfect for alfresco dining and enjoying long summer evenings. Adding further value is a purpose-built garden office, providing a quiet and comfortable space for those working from home, pursuing hobbies, or needing a private retreat from the main house.

This superb home combines contemporary design with practical family living in one of Harpenden's most desirable locations. With excellent schools, independent shops, restaurants, parks, and fast rail links to London all on your doorstep, Ambrose Lane offers the very best of town and country living.

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









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Ground Floor

Approx. 122.9 sq. metres (1323.3 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.0 sq. feet)



Total area: approx. 184.6 sq. metres (1987.3 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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@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

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

bradfordandhowley.com