



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

Topstreet Way, Harpenden, AL5 5TY
Asking Price £975,000

Set in a desirable Harpenden location, this attractive three-bedroom home on Topstreet Way offers well-balanced accommodation, character features, and a generous garden – making it a superb choice for families or professionals seeking space and convenience. With off-street parking, bright interiors and a versatile layout, the property is ready to enjoy as a welcoming home.

The ground floor begins with a formal dining room to the front, enhanced by a feature fireplace that adds charm and character. To the rear, a spacious living room enjoys direct access onto the garden, providing an ideal setting for family relaxation and entertaining alike. The kitchen/breakfast room is well-proportioned and practical, also opening out to the garden, while a utility room with w/c and storage area add valuable everyday convenience.

On the first floor, the home offers three well-proportioned bedrooms, each with good natural light and ample space for family living, home working or guests. A smart family bathroom serves this level, designed to suit the needs of a busy household.

The rear garden is a particular highlight, beginning with a patio area perfect for al fresco dining and entertaining, leading down to a large lawned area that provides plenty of space for children's play or gardening enthusiasts. To the front of the house, off-street parking ensures practicality and ease for residents and visitors alike.

Located within easy reach of Harpenden's town centre, the property benefits from proximity to a wide range of shops, cafés and restaurants, as well as the mainline station providing fast links into London St Pancras. The area is also home to excellent local schools and beautiful green spaces, making Topstreet Way a fantastic setting for a balanced lifestyle of comfort and convenience.

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









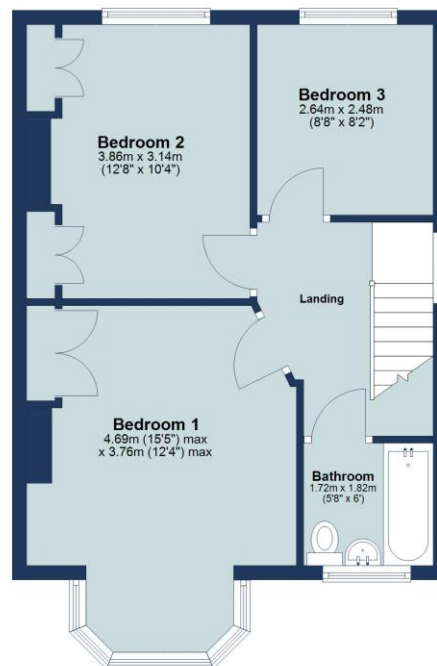
Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



Total area: approx. 113.6 sq. metres (1222.7 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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