



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

Betjeman Close, Harpenden, AL5 4XH
Asking Price £495,000

Tucked away in a peaceful cul de sac, this well-presented two double bedroom home on Betjeman Close offers a fantastic opportunity for those seeking convenience, comfort and community. Perfectly positioned within walking distance of the town centre and mainline station, the property also benefits from proximity to a choice of popular schools, making it ideal for both professionals and families.

Inside, the property is thoughtfully arranged with a bright living/dining room that opens directly onto the private rear garden, creating a lovely indoor-outdoor flow. A well-fitted kitchen sits to the front of the home, complemented by a useful cloakroom/W.C. and a series of practical storage cupboards throughout the property. Upstairs, two generous double bedrooms provide excellent accommodation, both served by a smart family bathroom.

Externally, the home boasts a private garden offering space for entertaining and relaxation, alongside two allocated parking spaces for added convenience. With its blend of location, practicality and charm, this is a superb chance to secure a home in one of Harpenden's most desirable settings.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff within Bradford & Howley.

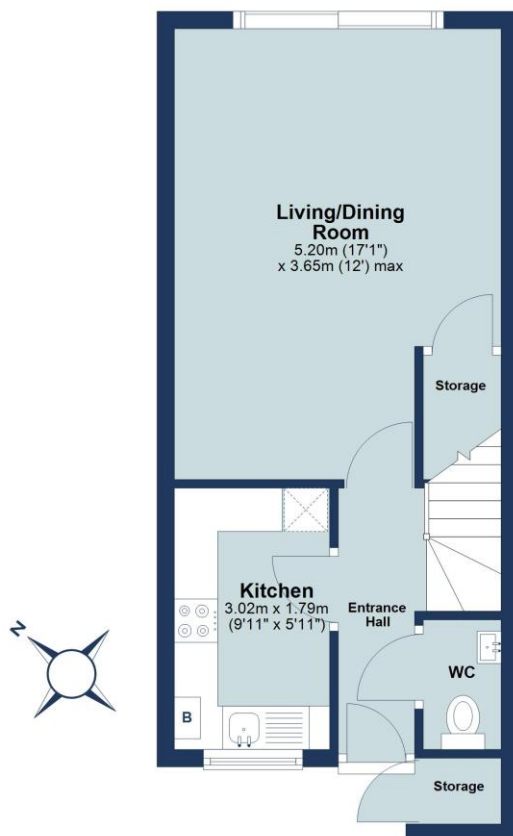
Tenure: Freehold
Council Tax Band: E
EPC Rating: C





Ground Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 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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