



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

Tuffnells Way, Harpenden, AL5 3HQ
Guide Price £1,450,000

Offered to the market with no upper chain, this spacious four-bedroom family home on Tuffnells Way provides excellent scope to extend or develop (STPP) and enjoys a wonderful position close to highly regarded schools and local amenities. With bright interiors, generous gardens to the front and rear, and a versatile layout, it is an ideal choice for buyers seeking a home with both immediate comfort and long-term potential.

The ground floor opens with a welcoming entrance hall leading to a W/C and a fitted kitchen, which has access to both the garage and the rear garden. To the side sits an open-plan dining room adjoining the living room, creating a bright and sociable flow through the home. From here, the dining area leads directly into a conservatory, which in turn opens out to the garden – making this a perfect layout for both entertaining and family life.

Upstairs, there are four well-proportioned bedrooms, each benefitting from good natural light and ample space. A family bathroom serves this level, while useful storage cupboards throughout the property ensure practicality for everyday living.

Externally, the property boasts both a front garden and an impressive rear garden, offering patio and lawn areas that provide plenty of space for outdoor dining, children's play and gardening. To the front, there is a driveway and a double-length garage, giving off-street parking and excellent storage.

Tuffnells Way is a family-friendly location, well positioned for sought-after schooling, everyday shops and leisure facilities. The property is also within easy reach of Harpenden town centre and the mainline station, which offers fast and frequent services into London St Pancras.

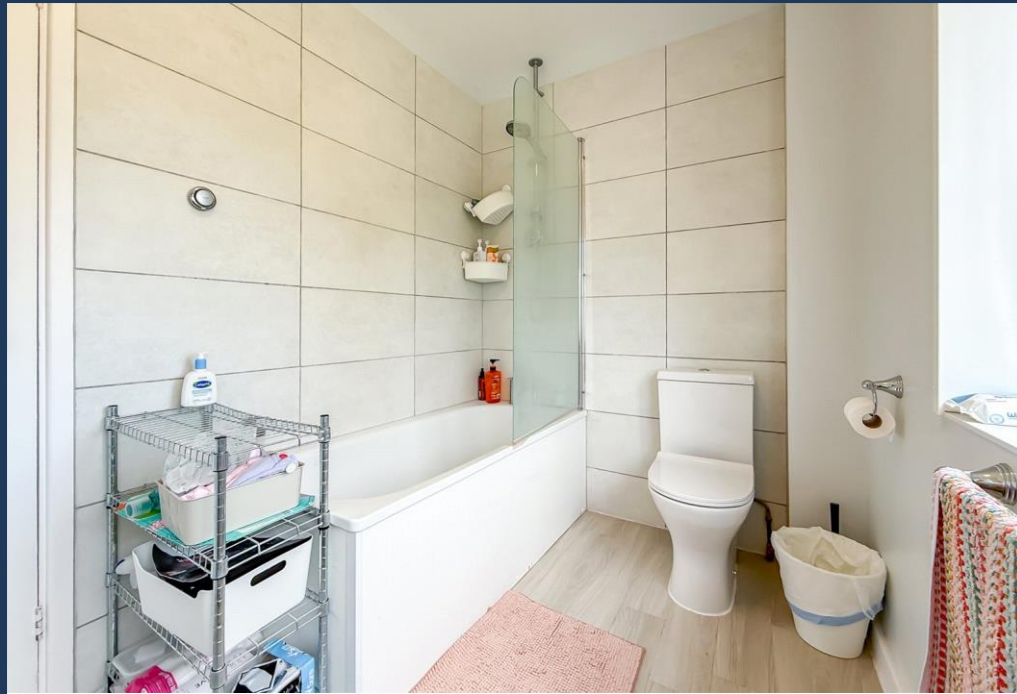
Combining space, potential and a superb position, this is an exciting opportunity in one of Harpenden's most desirable settings.

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









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Ground Floor

Approx. 100.2 sq. metres (1078.6 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.0 sq. feet)



Total area: approx. 167.0 sq. metres (1797.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

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