



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

Courtfields, Harpenden, AL5 5RX
Asking Price £950,000

Nestled in a peaceful and highly sought-after family-friendly cul-de-sac, this four-bedroom home offers over 1,400 sq. ft of flexible and well-planned living space, perfect for modern family life. Combining spacious interiors, generous storage, and a lovely garden, this property provides both comfort and convenience in an ideal location.

Upon entering, you are welcomed into a bright and airy entrance hall, featuring a handy WC and useful understairs storage – ideal for coats, shoes, and everyday essentials. Doors from the hall lead into the heart of the home: a delightful breakfast area, bathed in natural light, with sliding doors that open directly onto the rear garden. This space flows seamlessly into a well-equipped kitchen, offering plenty of workspace and storage for the keen home cook.

For more formal entertaining, a separate dining area leads to a large, bay-fronted living room, providing a comfortable and inviting space for family gatherings or relaxing evenings. The layout effortlessly balances practical living with areas for socialising and entertaining.

Upstairs, the property boasts four generously proportioned bedrooms, each offering ample storage. The principal bedroom enjoys a modern en-suite bathroom, while the remaining bedrooms share a further well-appointed shower room, catering perfectly for family living.

The rear garden boasts paved and lawn areas, mature shrubs, and trees, creating a private outdoor space ideal for children, pets, or alfresco dining. A convenient door from the garden provides direct access to the garage. The front of the property features a driveway offering off-road parking, a garage, and a lawn area, enhancing the home's kerb appeal.

This home is perfectly positioned for families, being close to well-regarded schools, including Crabtree Infant and Junior School. It is also within walking distance of the mainline station and the town centre, which offers a wide variety of shopping, dining, and leisure facilities.

With its combination of space, practicality, and location, this property presents an exceptional opportunity for families seeking a home that caters to every need while offering a quiet, community-focused setting.

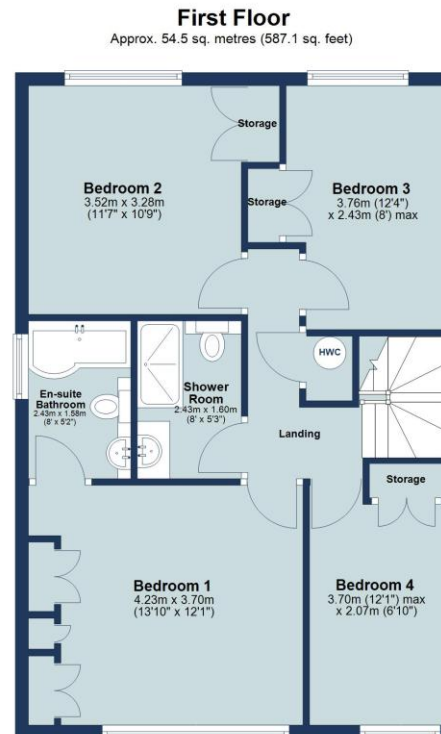
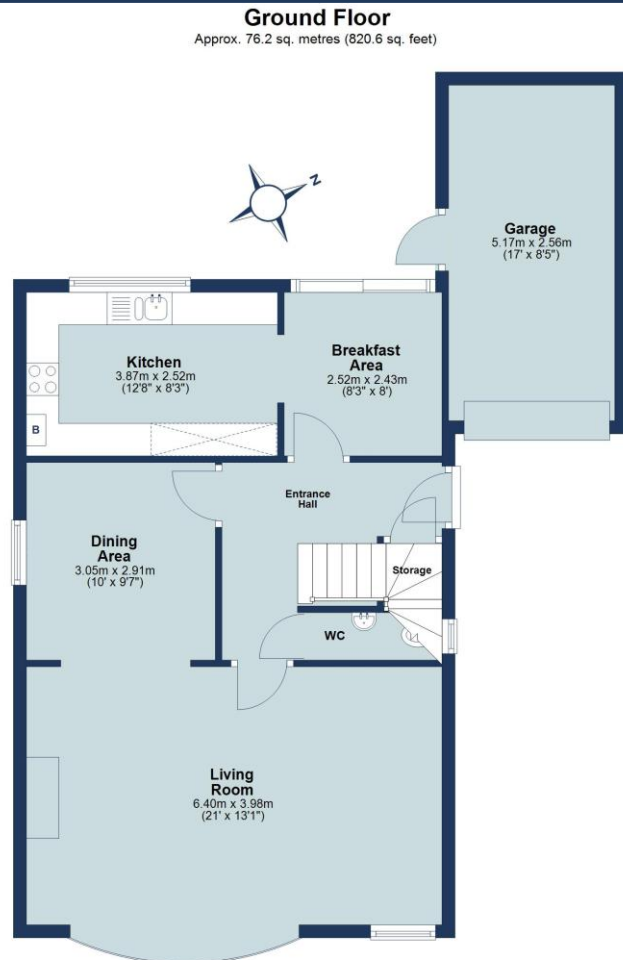
Tenure: Freehold
Council Tax Band: F
EPC Rating: C











Total area: approx. 130.8 sq. metres (1407.7 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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