



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

Lea Road, Harpenden, AL5 4PQ
Guide Price £1,250,000

A charming 1920's four bedroom semi-detached property with versatile accommodation split over three floors benefitting from a huge opportunity to extend in a multitude of ways, subject to the necessary planning permissions.

With a great frontage, driveway parking, large rear garden, along with a garage to the side, this property is a must see.

Steps lead up into this property opening into the ground floor entrance hall with character wooden flooring, a bay fronted living room with feature fireplace with this room absorbing the natural light which floods in from the front with a lovely view of the Magnolia tree.

A family room can be enjoyed at the rear of the property with feature fireplace and double doors opening onto a splendid garden.

The recently refitted kitchen boasts a character feel with large windows and opens into a large, elevated conservatory overlooking the garden. A handy shower room completes this floor.

The first floor comprises three bedrooms with the main and second bedroom both featuring built in wardrobes and are great sized double bedrooms and bedroom three is located across the back.

The main family bathroom on this floor features a stunning free standing bath and handy storage can be found under the stairs leading up to the second floor.

The second floor benefits from a bedroom with beautiful, exposed brickwork, access into the eaves and an en-suite bathroom.

The rear garden is tiered, featuring decking and mature shrubs and plants.

Lea Road is a peaceful sought after residential address conveniently located within easy reach of the town centre, mainline train station and locally renowned schools to include St Georges and Sir John Lawes.

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









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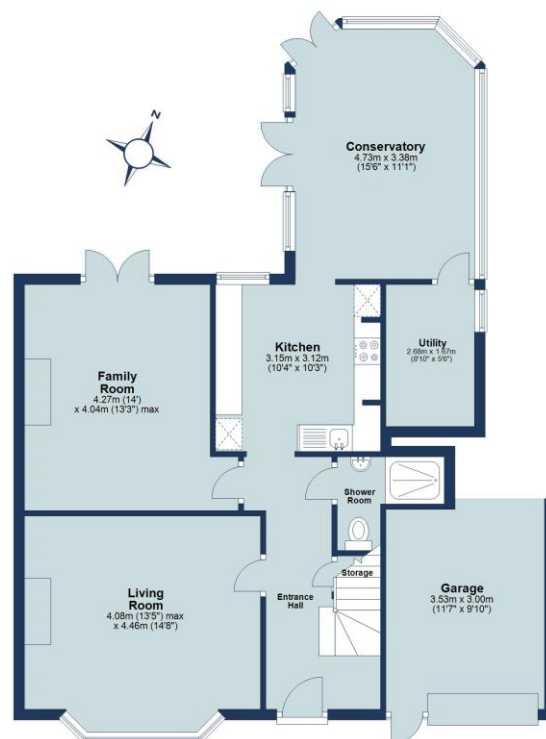


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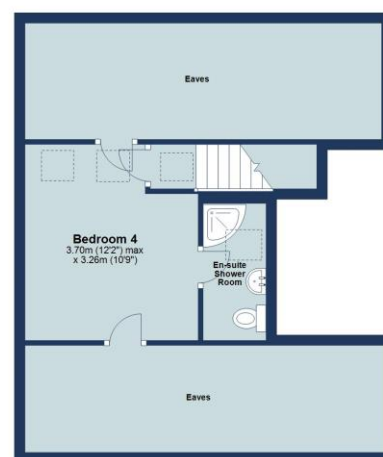
Ground Floor
Approx. 87.8 sq. metres (944.9 sq. feet)



First Floor
Approx. 54.5 sq. metres (586.6 sq. feet)



Second Floor
Approx. 17.6 sq. metres (189.7 sq. feet)



Total area: approx. 159.9 sq. metres (1721.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area but not the eaves.
Plan produced using PlanUp.

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