
 4 Bedrooms

 2 Bath/Shower Rooms

 2 Reception Rooms

 On Street Parking

 55ft

 EPC Band D

Council Tax  
Band: D £2,229.54  
April 24/March 25  
Local Authority  
St Albans District Council

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**Batford Road, Harpenden, AL5 5AT**  
**Asking Price £725,000 Freehold**

## Batford Road, Harpenden

A superbly presented four-bedroom extended family home close to local shops, excellent schooling and countryside.

### Description

Situated near the River Lea this four-bedroom semi-detached family home has been thoughtfully extended on the second floor, offering ample space for comfortable family living.

A welcoming entrance hall leads through to the heart of the home, a large open plan kitchen/family/dining room, combining both practicality and smoothness of design with views out to the rear garden. A downstairs cloakroom, separate utility and lounge to the front with bay window complete the ground floor.

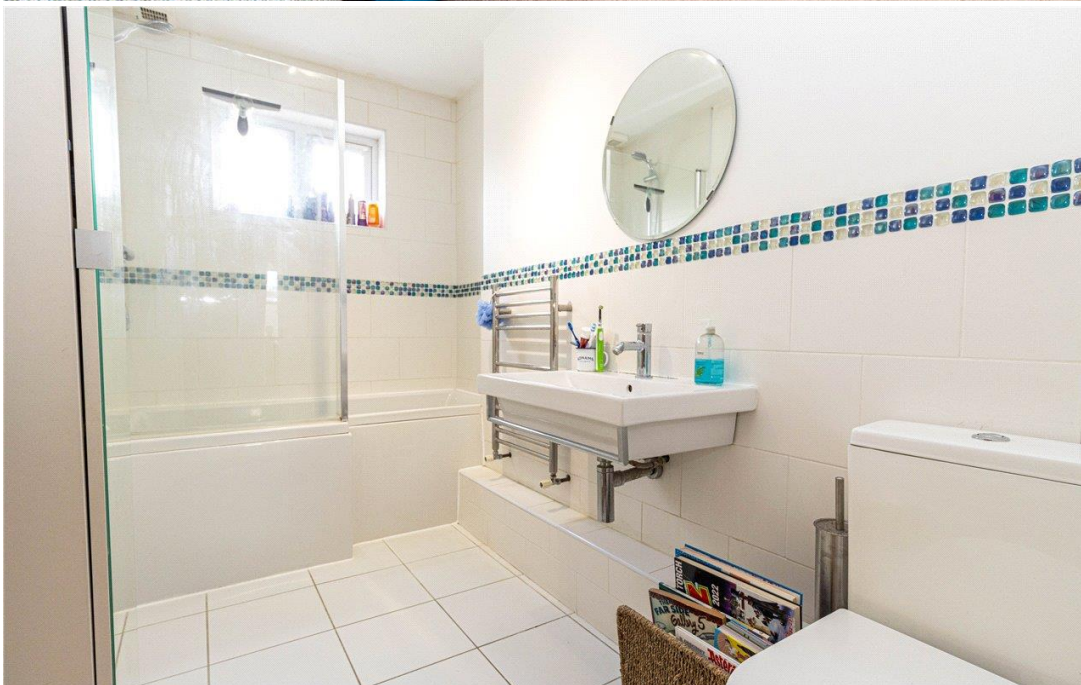
The accommodation is nothing short of spectacular, boasting four generously proportioned double bedrooms that offer comfort and privacy for the whole family serviced by a large family bathroom. The second floor houses a glorious loft conversion with distant views over the Lea valley to the front and a useful en-suite shower room.

The secluded North-East facing garden extends approximately 55 feet with a large storage shed to the rear and access to the side of the house. Patio to the front of the garden offers space for outdoor living and entertaining, perfect for warm sunny evenings.

### Location

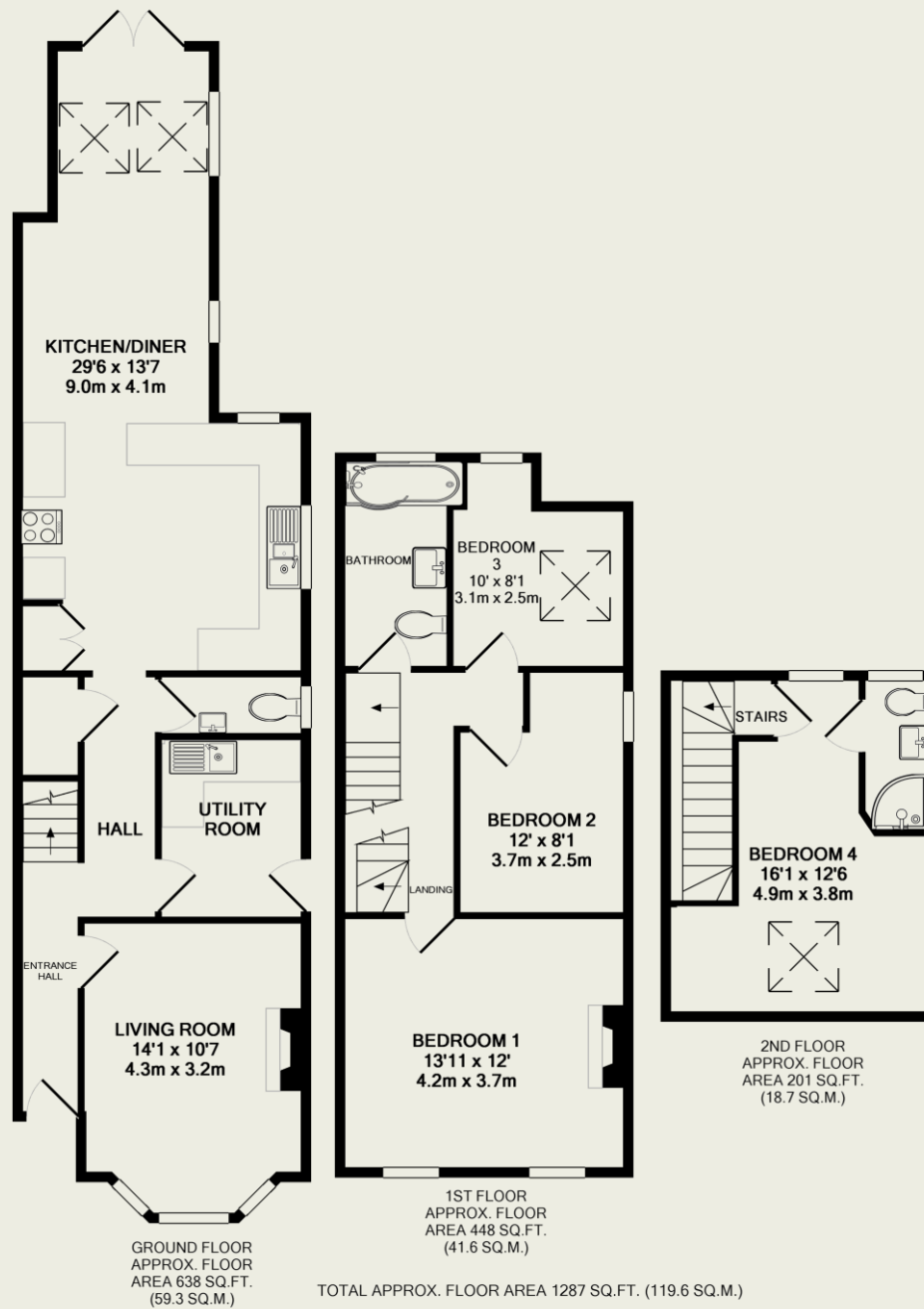
This fantastic family home is situated in one of East Harpenden's most popular roads that offers a unique ambience. The local shops, excellent schooling and Lea Valley Nature Reserve are all within a five minute walk, making it an ideal choice for families. Harpenden town and station provide access into central London in 30 minutes and are approximately 1 mile away.





**Important Information**

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This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.