



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

Tippendell Lane, St Albans, AL2 3HJ
Guide Price £575,000

This attractive and well-presented three bedroom detached home is thoughtfully arranged over two floors, providing a spacious and versatile layout that's ideal for modern family living.

The ground floor welcomes you with a generous open plan living and dining room, flooded with natural light and offering the perfect setting for both relaxed evenings and social gatherings.

This expansive space connects to the well-appointed kitchen, which provides worktop space, storage units, and room for appliances ideal for busy households or those who enjoy cooking.

A separate utility area just off the kitchen offers added functionality. From the main reception space, doors lead out to a private rear garden.

Upstairs, the first floor continues to impress with three generously sized double bedrooms, each offering plenty of space for wardrobes, desks, or additional furnishings and the family bathroom serves all three bedrooms.

A standout feature of the upper level is the spacious landing, which enhances the feeling of openness and includes built-in storage.

To the front of the property, there is driveway parking, providing both convenience and curb appeal.

To the rear the well maintained rear garden is perfect for al fresco dining, children's play, or simply unwinding in a quiet outdoor setting.

Positioned in the desirable Chiswell Green area, the property is located within a peaceful residential community while still offering easy access to a range of amenities, including shops, cafes, well-regarded local schools, and excellent transport links into St Albans, and central London.

With its generous proportions, practical layout, and sought-after location, this home presents a fantastic opportunity for families or anyone looking to enjoy detached living in a well-connected and welcoming neighbourhood.

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









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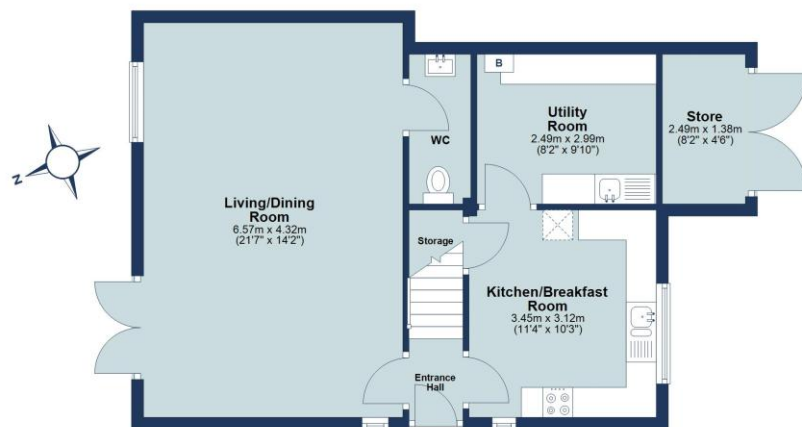
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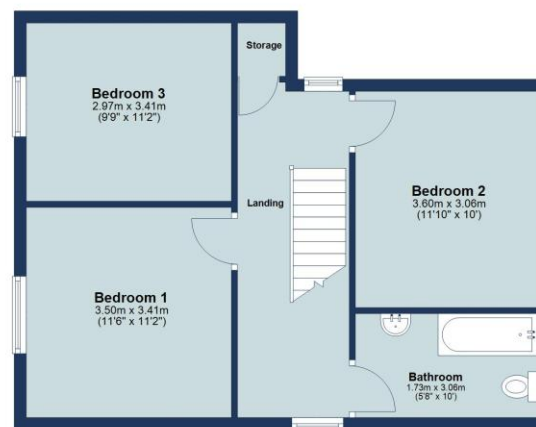
Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 108.8 sq. metres (1170.7 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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