



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

Charmouth Road, St. Albans, AL1 4SQ
Asking Price £1,300,000

Situated on the sought-after Charmouth Road, this impressive double-fronted four-bedroom semi-detached family home offers generous and flexible accommodation, driveway parking, and a large rear garden — ideal for modern family living.

The ground floor provides excellent living space throughout. A welcoming living room sits to the front of the property, complemented by a separate family room/snug, offering versatility for relaxation or entertaining.

To the rear, a study provides a quiet work-from-home space, while a utility room with a separate WC adds everyday practicality. The heart of the home is the stunning kitchen/dining room, featuring a large picture window that floods the space with natural light and provides uninterrupted views over the rear garden — perfect for family life and hosting.

Upstairs, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a modern family bathroom. There is also excellent potential for a loft conversion (STPP), allowing further scope to extend as needs grow.

Externally, the home continues to impress. To the front, a driveway provides parking for multiple vehicles. The large rear garden offers a combination of patio and lawn areas, ideal for outdoor dining and children's play.

A garage en-bloc, located at the end of the garden and accessible directly from it, provides valuable additional storage or parking.

Charmouth Road is a popular location for families and is close to well respected schooling for all ages. The mainline station is easily accessible, as is the city centre. There is a wealth of green space nearby to include Clarence Park, Bernards Heath and The Wick. A good selection of day to day shops can be found at both The Quadrant and on Beech Road.

A superb family home in a highly desirable St Albans location, offering space, flexibility, and future potential.

Client Comment:

"We've loved the balance of light and space in our home - alongside the flexibility, enabling the house to adapt as our family grew. The peaceful garden has been an exceptional place for playing, relaxing and entertaining, with a wonderful horizon of green leaves in the summer.

We've always appreciated the ability to walk to the station, school, parks or into town, and there is such a lovely community feel on the road"

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









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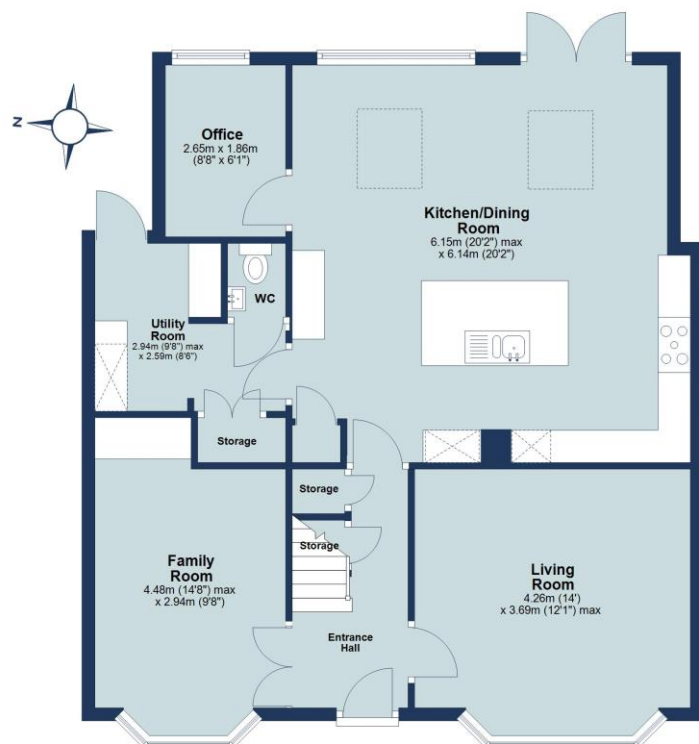
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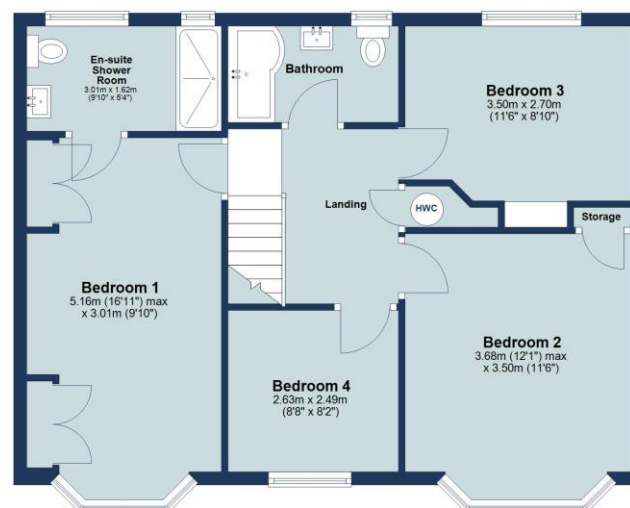
Ground Floor

Approx. 87.9 sq. metres (945.9 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 152.8 sq. metres (1644.3 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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