



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

Mayfair Close, St Albans, AL4 9TN
Offers Over £800,000

Welcome to this charming DETACHED family home, thoughtfully extended and remodelled by the current owners, and ideally positioned within a peaceful and secluded neighbourhood. Beautifully maintained and presented throughout, the property offers a wonderful balance of modern living and homely character, along with excellent scope for further extension (subject to the necessary planning permissions).

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor accommodation includes a convenient cloakroom with WC and a spacious living room, perfect for relaxing evenings, which flows effortlessly into a versatile family room—ideal for both everyday living and entertaining. Double doors open into a bright and airy conservatory, allowing natural light to flood in and

providing a tranquil space to enjoy views of the garden all year round. To the rear, the well-equipped kitchen offers ample storage and workspace, complete with a handy pantry cupboard, making it both practical and functional for family life.

The first floor continues to impress, comprising three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a modern and well-appointed family bathroom.

Externally, the property enjoys an attractive frontage, featuring a private driveway providing off-road parking and leading to the garage with an up-and-over door. There is also useful side access from the garage into the rear garden. The rear garden is a particular highlight, offering a delightful

Tenure: Freehold

Term of Lease:

Service Charge: £0

Ground Rent: £0

Council Tax Band: F

EPC Rating: C









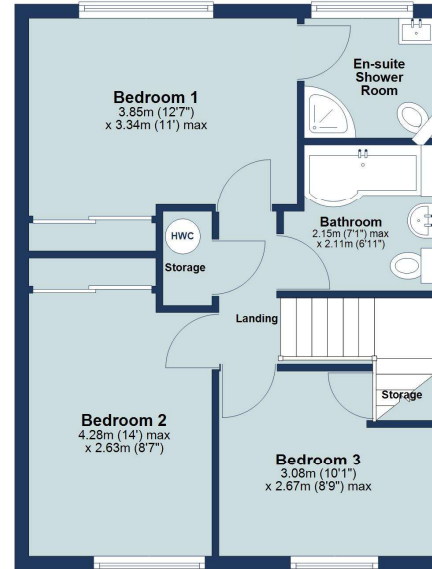
Ground Floor

Approx. 59.8 sq. metres (643.6 sq. feet)
(excluding Garage)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 104.6 sq. metres (1126.0 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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