



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

Mayfair Close, St. Albans, AL4 9TN  
Guide Price £785,000

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 combination of patio seating area and lawn, bordered by mature shrubs and established planting an ideal setting for outdoor dining, children's play, or simply unwinding in a private and peaceful environment.

Situated in a highly sought-after location close to the Jersey Farm Woodland Park, which is an asset for those with children and dogs, the property is only 628.4 metres to Sandringham Senior School and 1287 metres from Wheatfields Nursery, Infants and Juniors School.

The property benefits from a strong sense of community while remaining within easy reach of a range of local amenities, well-regarded schools, and excellent transport connections.

This is a superb opportunity to acquire a versatile and inviting family home in a desirable setting.

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





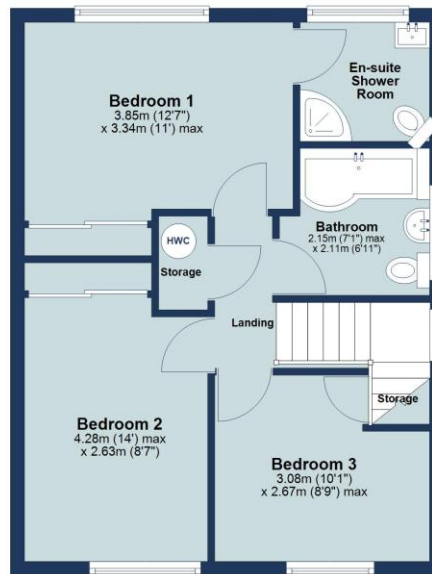




**Ground Floor**  
Approx. 59.8 sq. metres (643.6 sq. feet)  
(excluding Garage)



**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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