



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

Hadrian Close, St. Albans, AL3 4JY
Guide Price £925,000

A beautifully presented FOUR BEDROOM link-detached family home, ideally positioned within a quiet cul-de-sac in the popular St Stephens area.

Offering spacious and versatile accommodation throughout, this impressive property also benefits from pending planning permission to convert the garage and extend above, providing exciting scope for future enlargement.

The heart of the home is the stunning open-plan kitchen, dining and living area, perfectly designed for modern family life and entertaining. In addition, the ground floor offers a welcoming family area, a cosy snug, and a generous entrance hall with ample built-in storage.

Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the SOUTHWEST facing rear garden has been thoughtfully landscaped to create the ideal outdoor retreat, featuring decking and lawn areas leading to a sunken gravel seating area, perfect for summer entertaining.

A recently added garden room provides an excellent home office or studio space. To the front there is driveway parking for two cars and a GARAGE.

This fantastic home combines stylish living with future potential, all within a peaceful residential setting close to excellent local amenities, schools and transport links.

Hadrian Close is a quiet cul-de-sac ideally located close to well-regarded schooling, a Waitrose supermarket and the wonderful open spaces of Verulamium Park and adjoining lakes. St Albans city centre with all its amenities is easily accessible.

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









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Ground Floor

Approx. 84.6 sq. metres (910.5 sq. feet)
(excluding Office)



First Floor

Approx. 70.6 sq. metres (760.4 sq. feet)



Total area: approx. 155.2 sq. metres (1670.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Office not included in the total floor area.
Plan produced using PlanUp.

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