



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

Wilstone Drive, St. Albans, AL4 9TT  
Asking Price £460,000

Situated within a QUIET CUL-DE-SAC setting, this charming two double bedroom house offers bright, well balanced accommodation in a HIGHLY DESIRABLE residential location.

The property has a welcoming and homely feel, enhanced by an abundance of natural light throughout. Well positioned windows allow daylight to flow through the living spaces, creating a comfortable and uplifting atmosphere that complements the overall layout.

The ground floor includes a modern fitted kitchen, thoughtfully designed with both style and practicality in mind. Offering good storage and preparation space, it serves as a functional and attractive area for everyday cooking and dining.

The living accommodation provides a pleasant environment for relaxing or entertaining, with a natural connection to the garden.

Upstairs, the home benefits from two generous double bedrooms, both well proportioned and adaptable to suit a range of needs, whether as a principal bedroom and guest room, or incorporating a home office space.

The accommodation is well maintained and ready to move into.

Externally, the property enjoys a secluded and south facing rear garden, providing a private and peaceful outdoor retreat.

This space is ideal for outdoor dining, relaxation or gardening, offering a good balance of usability and low maintenance.

An allocated parking space adds further convenience, particularly valuable within this established residential setting.

The location is a key highlight. The property is positioned approximately 620.8 metres from Skyswood Primary and Nursery School and around 526.6 metres from Sandringham School, making it an excellent choice for families seeking access to highly regarded local schooling.

The quiet cul-de-sac position further enhances the appeal, offering a calm environment while remaining conveniently connected to amenities and transport links.

Overall, this is a beautifully presented home offering light-filled accommodation, private outdoor space and a prime residential setting, ideal for first-time buyers, young families or downsizers.

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: E**









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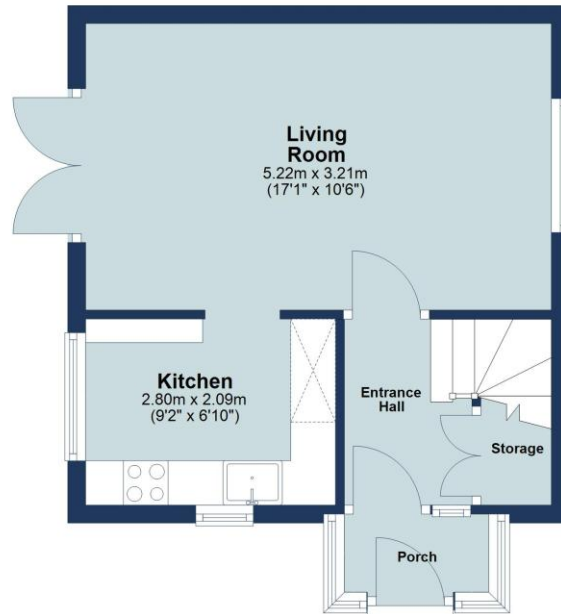
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### Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



### First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.2 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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