



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

Meadway, Colney Heath, AL4 0PS
Guide Price £749,950

This stunning and stylish four-bedroom home is set over three spacious floors and tucked away in a quiet, modern neighbourhood.

Thoughtfully designed and beautifully presented throughout, the property offers flexible living space, contemporary finishes, and a layout that works perfectly for family life or those simply looking for more room.

The ground floor features a bright, open-plan living and dining area with large doors leading directly out to the garden – ideal for everyday living as well as entertaining. The kitchen is sleek and modern, with clean lines, integrated appliances, and plenty of storage and worktop space. It's a practical yet welcoming space, perfect for everything from busy breakfasts to relaxed evening meals.

Up on the first floor, you'll find three generously sized bedrooms and a stylish family bathroom complete with a shower. Each room is decorated in fresh, neutral tones, offering comfortable and versatile spaces for children, guests, or working from home.

The top floor is dedicated to the main bedroom, creating a private and peaceful retreat. With built-in storage and its own en-suite bathroom, this floor offers a real sense of space and separation — perfect for unwinding at the end of the day.

Outside, the garden is easy to maintain and ideal for relaxing, socialising, or letting the kids play. The property also includes off-street parking for two cars and a detached annexe, which adds even more flexibility – whether you need a home office, a personal gym, studio, or occasional guest space.

Located close to local schools, parks, shops, and great transport links, this home combines style, comfort, and practicality in a peaceful setting.

A fantastic opportunity to own a truly stylish, move-in-ready home with space to grow. Contact us today to book your viewing.

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



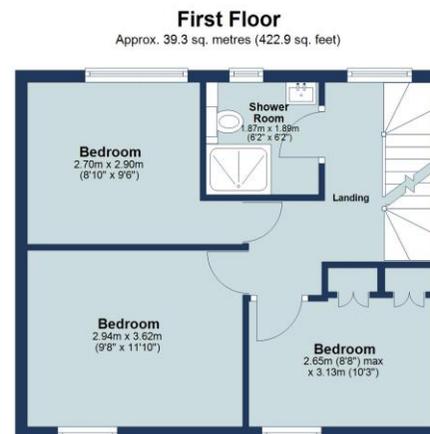




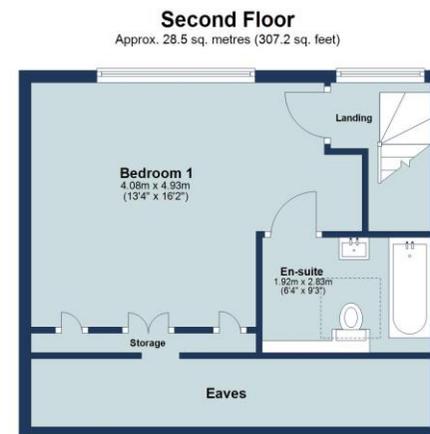




Ground Floor
Approx. 95.5 sq. metres (1027.6 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



Second Floor
Approx. 28.5 sq. metres (307.2 sq. feet)

Total area: approx. 163.3 sq. metres (1757.7 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

01727 856999
marshalswick@bradfordandhowley.com
5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA