



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

St. Albans Road West, Ellenbrook, AL10 9RN
Guide Price £850,000

Located on St Albans Road West, this impressive and versatile family home offers generous accommodation arranged with modern living in mind, including a self-contained annexe and an outstanding rear garden with a fully functioning garden studio. With spacious interiors, the property is perfectly suited to families looking for flexibility, space to work from home, and a layout that adapts effortlessly to changing needs.

The property is introduced by a welcoming entrance hall that immediately sets the tone for the scale of the home. To the front sits a superb annexe/family room, ideal for multi-generational living or guests. This space benefits from its own shower room and a separate kitchen.

Back through the hallway, a comfortable living room adjoins a stunning open-plan modern kitchen/dining room to the rear - a true heart of the home with contemporary fittings, generous worktop space, an island, and room for both relaxed family use and entertaining. A separate storeroom adds excellent practicality, while doors from the kitchen/dining area open directly onto the garden. A convenient downstairs W/C completes the ground floor.

Upstairs, the property continues to impress with four double bedrooms, three benefitting from fitted wardrobes. Two of the bedrooms enjoy the additional luxury of en-suite shower rooms, while a well-appointed family bathroom serves the remaining rooms. The proportions throughout are excellent, offering light, comfort, and flexibility for families or those needing additional work-from-home space.

Externally, the rear garden is a standout feature. Beginning with a patio terrace ideal for outdoor dining, the garden extends into a long, well-maintained lawn, creating a wonderful sense of space and privacy. At the far end sits a substantial garden room, currently utilised as a gym, but can also be used as an office, providing a superb, dedicated zone away from the main house - perfect for home working, hobbies, or fitness.

St Albans Road West is a convenient and well-connected address, offering easy access to local amenities, schooling, and commuter routes. With generous internal space, a highly versatile annexe, and a superb garden studio, this is a home designed for modern family life, balancing comfort, practicality, and flexibility in equal measure.

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









Ground Floor

Approx. 117.1 sq. metres (1260.2 sq. feet)



First Floor

Approx. 77.0 sq. metres (828.6 sq. feet)



Total area: approx. 194.1 sq. metres (2088.8 sq. feet)

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

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