



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

Sherwood Avenue, St. Albans, AL4 9PQ
Asking Price £1,500,000

Situated within the highly sought-after Sherwood Avenue area of Marshalswick, this impressive four double bedroom family home has been thoughtfully extended and refurbished to a high standard, creating stylish and spacious accommodation ideally suited to modern family living.

The standout feature of the property is the stunning kitchen and family room, which forms the heart of the home. Beautifully designed and filled with natural light, this impressive open plan space provides ample room for cooking, dining and informal seating, making it perfect for both everyday family life and entertaining guests. The layout creates a natural flow through the property and offers a strong connection to the garden.

The home has been finished in a contemporary style throughout, with careful attention to detail evident across the accommodation. A convenient guest WC further enhances practicality for family life and visitors.

Upstairs, the property offers four genuine double bedrooms, providing generous and flexible accommodation for growing families, guests or home working. The bedrooms are supported by two modern bathrooms, finished to a high standard and designed to offer comfort and convenience for busy households.

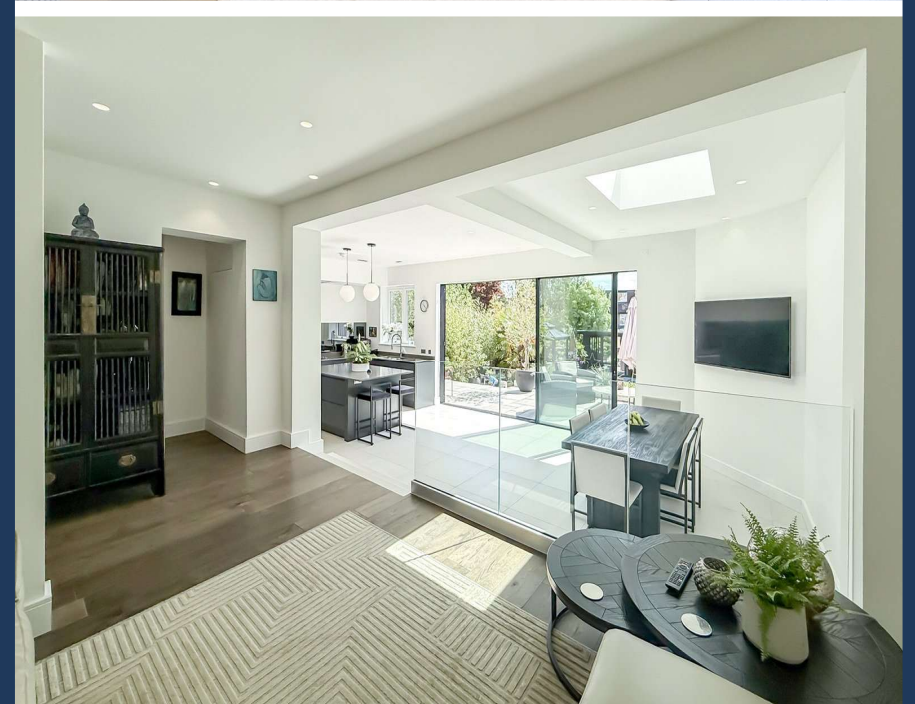
Externally, the property enjoys a beautifully landscaped rear garden with a south easterly aspect, allowing excellent natural sunlight throughout much of the day. It also has the benefit of a separate garden room.

This attractive outdoor space provides an ideal environment for outdoor dining, entertaining and relaxation.

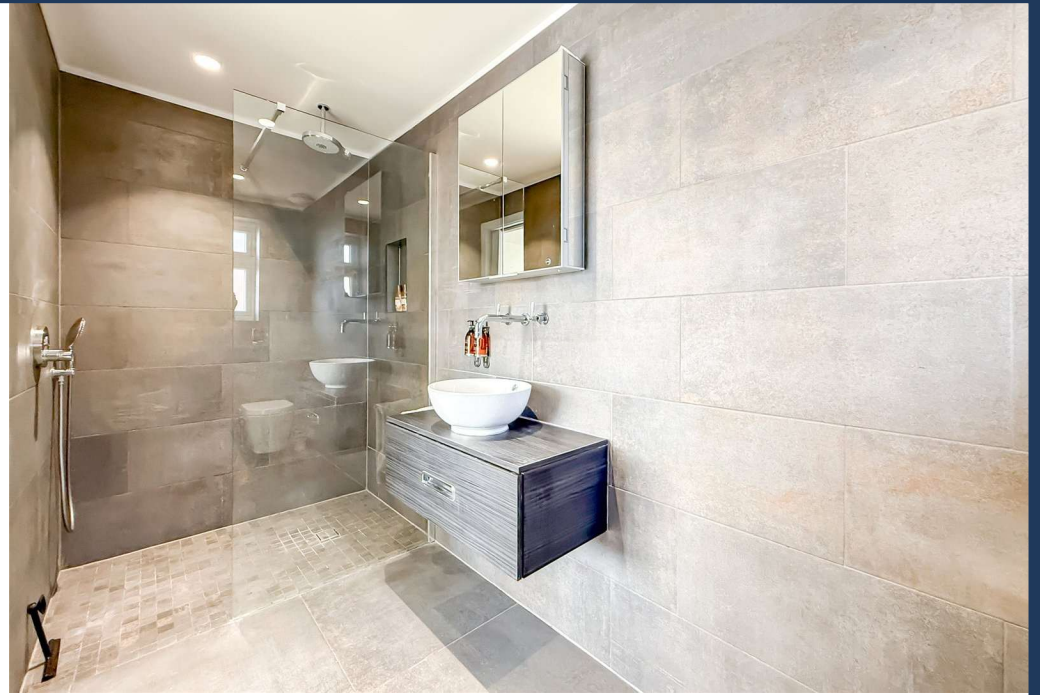
The location is particularly appealing for families. The property sits within easy reach of the shops, cafés and amenities at The Quadrant, while also being positioned close to highly regarded local schooling, including Sandringham School approximately 378.7 metres away.

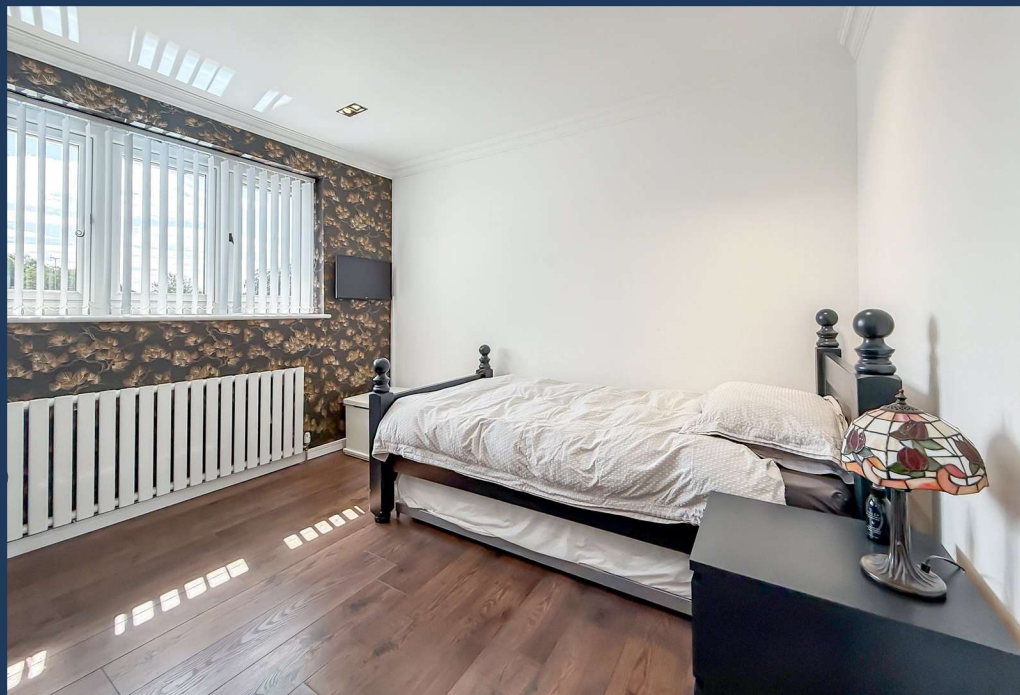
Overall, this is a beautifully presented and thoughtfully improved family home, combining generous accommodation, high quality finishes and an exceptional Marshalswick setting.

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









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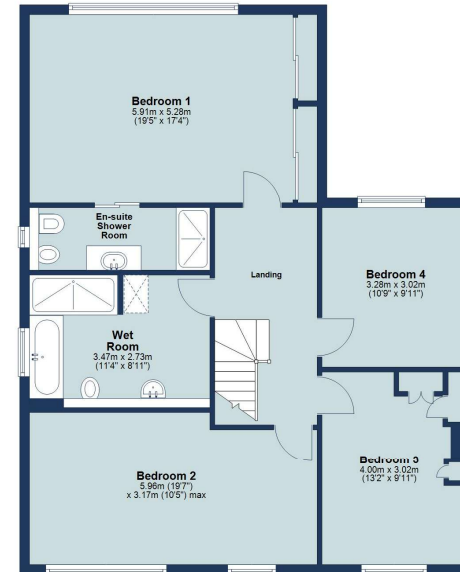
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Ground Floor
Approx. 109.1 sq. metres (1174.8 sq. feet)
(excluding Store, Garden Room, Store)



First Floor
Approx. 90.9 sq. metres (978.0 sq. feet)



Total area: approx. 200.0 sq. metres (2152.8 sq. feet)

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

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