



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

Harefield Place, St. Albans, AL4 9JQ
Guide Price £815,000

Extensively refurbished to a high standard, this impressive five-bedroom detached family home is ideally situated in a quiet cul-de-sac on Harefield Place, in the highly sought-after Marshalswick area of St Albans. Perfectly positioned for families, the property lies just 1,022 metres from the outstanding Sandringham School, making it an excellent choice for those prioritising education alongside modern living.

The ground floor offers a thoughtfully designed and versatile layout, ideal for contemporary family life. A bright and welcoming living room sits to the front of the property, enhanced by a charming bay window that allows natural light to flood the space. This leads seamlessly through to a newly fitted kitchen and dining area, finished to a high standard and providing a superb hub for both everyday living and entertaining.

Further enhancing the flexibility of the home are two additional ground floor rooms, currently arranged as a family room/bedroom five and an office/bedroom four, offering excellent options for multi-generational living, guest accommodation, or working from home. A conveniently located downstairs WC completes the ground floor.

The first floor continues to impress, featuring a spacious landing with useful built-in storage cupboards, three well-proportioned bedrooms, and a newly fitted, contemporary family bathroom designed with both style and practicality in mind.

Externally, the property enjoys a private rear garden, mainly laid to lawn with a patio area that is perfect for outdoor dining, entertaining, or relaxing during warmer months. To the front, a driveway provides off-street parking, adding to the home's overall convenience.

Marshalswick is widely regarded as one of the most desirable residential areas in St Albans, known for its family-friendly atmosphere, excellent schooling, and strong sense of community. The area benefits from a variety of local amenities, including shops, cafés, and green open spaces, all within easy reach.

The historic city of St Albans itself offers an exceptional quality of life, blending rich heritage with modern convenience. With its vibrant city centre, a wide selection of restaurants, bars, and boutique shops, as well as the stunning St Albans Cathedral and regular markets, there is always something to enjoy.

For commuters, excellent transport links provide easy access into London, making this location ideal for professionals and families alike.

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





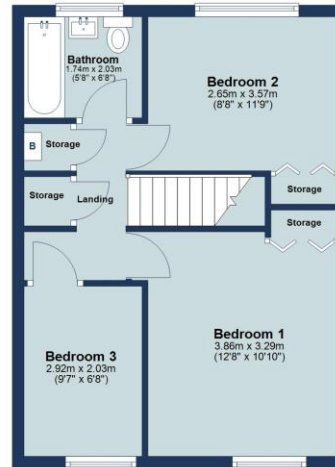




Ground Floor
Approx. 71.1 sq. metres (764.9 sq. feet)



First Floor
Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.7 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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