



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

Southfield Way, St. Albans, AL4 9JJ  
Guide Price £725,000

A nicely presented and thoughtfully extended four-bedroom semi-detached family home, situated in a small and quiet cul-de-sac within the highly sought-after Jersey Farm area of St Albans, falling within the popular Beaumont School catchment.

This light and airy modern home offers spacious and versatile accommodation, carefully arranged to suit the demands of contemporary family living.

The ground floor provides a generous open plan reception space, creating a sociable and welcoming environment that works equally well for everyday routines and entertaining guests.

The sense of openness allows for clearly defined living and dining areas, while large windows help maximise natural light throughout.

In addition, the property benefits from a separate study or snug, offering valuable flexibility.

This room provides an ideal space for home working, children's play or simply a quieter retreat away from the main living areas, enhancing the overall functionality of the layout.

Upstairs, the home continues to impress with four well-proportioned bedrooms, offering comfortable accommodation for growing families. The principal bedroom features an en-suite shower room, creating a practical and private space, while the remaining bedrooms are served by a modern family bathroom, finished in a contemporary style.

Externally, the property enjoys a private rear garden, providing an attractive outdoor setting for relaxation, family time and al fresco dining during the warmer months. The garden offers a good balance of usability and privacy, complementing the internal living space well.

Further benefits include a garage and off-street parking, providing valuable convenience within this peaceful residential setting.

Offered to the market with the advantage of no onward chain, this is an excellent opportunity to acquire a spacious and well-located family home. The quiet cul-de-sac position, combined with access to highly regarded schooling and nearby local amenities, ensures strong long-term appeal for families seeking both comfort and convenience.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: To be confirmed**









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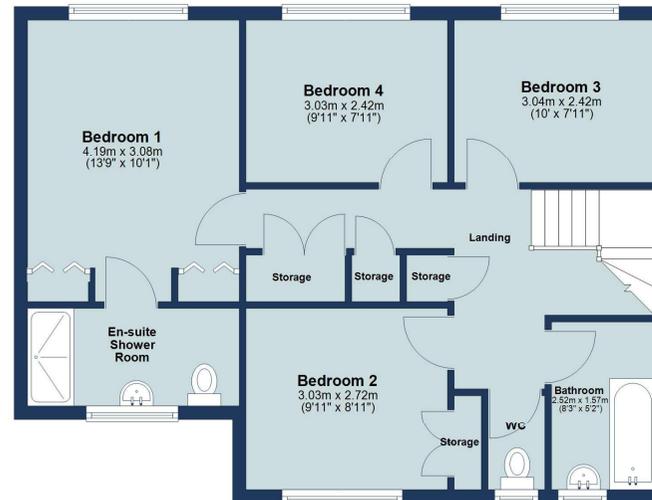
### Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



Total area: approx. 129.7 sq. metres (1396.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage is included in the total floor area.  
Plan produced using PlanUp.

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