



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

Sherwood Avenue, St. Albans, AL4 9PH
Asking Price £899,950

Offered for sale with no onward chain, this three-bedroom semi-detached family home presents an excellent opportunity for buyers seeking a property with scope to update, modernise, and extend (subject to the necessary planning permissions).

Ideally positioned just 356.1 metres from the highly regarded Sandringham School, the home is well suited to families and those looking to settle in a desirable residential location.

The ground floor begins with an entrance porch leading into a spacious hallway, with stairs rising to the first floor and useful under-stairs storage. The dual-aspect living/dining room is a particularly attractive feature, offering generous proportions and plenty of natural light, along with direct access onto the rear garden—ideal for both everyday family living and entertaining.

The kitchen, while functional, would benefit from modernisation and also provides a door opening directly onto the garden, offering clear potential for reconfiguration or extension to create a contemporary open-plan space.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all offering good natural light and flexibility for family use, guest accommodation, or a home office. The shower room is also located on this level and, like the kitchen, offers scope for updating to suit modern tastes.

Externally, the property enjoys a particularly generous west-facing rear garden, providing a wonderful space to relax and enjoy afternoon and evening sun. The garden is mainly laid to lawn and enhanced by mature shrubs and planting, creating both privacy and a pleasant outlook. There is ample space for children to play, outdoor dining, or further landscaping. A garage is situated to the side with access to front and rear, offering secure parking, storage, or potential for workshop use.

Sherwood Avenue is located within the highly desirable Marshalswick area of St Albans, a popular residential neighbourhood known for its family-friendly environment and convenient amenities. The area benefits from nearby local shops, parks, and well-regarded schools, making it particularly attractive to a wide range of buyers.

St Albans itself is a historic and vibrant city, renowned for its charming character, Roman heritage, and strong sense of community. The city centre offers a wide range of shopping and leisure facilities, including independent boutiques, cafes, restaurants, and the popular twice-weekly market.

For commuters, St Albans provides excellent transport links into London, with fast rail services to St Pancras International, making it an ideal location for those balancing city work with suburban living.

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









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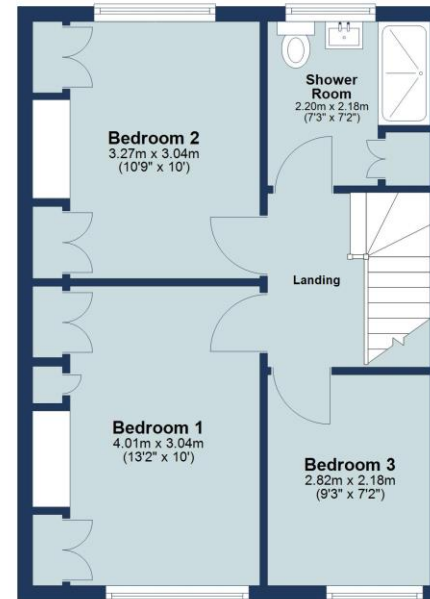
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)
(excluding Garage)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)

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

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