



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

Townsend Drive, St. Albans, AL3 5RF
Asking Price £1,150,000

Ideally situated on the sought-after Townsend Drive within easy reach of St Albans city centre, this impressive four-bedroom semi-detached family home offers spacious and versatile accommodation, a generous rear garden and excellent access to the city's many amenities, highly regarded schools and superb transport links.

The property is approached via a welcoming front door, opening into a useful entrance vestibule. A door to the side provides access to handy storage. From the vestibule, a further door leads into the spacious entrance hall, creating a warm and inviting first impression. The hall provides access to the principal reception rooms and establishes a natural flow throughout the ground floor; stairs rise to the first floor.

To the front of the property is a bright and inviting bay-fronted living room, offering a comfortable space in which to relax and unwind. The impressive kitchen and dining room forms the real heart of the home, providing an excellent combination of practical workspace and generous room for dining and entertaining.

The kitchen benefits from a good amount of worktop space and storage, while a door opens directly onto the rear garden, making the room particularly well suited to family life and summer entertaining.

A separate office/study offers valuable flexibility and is ideal for those working from home, or could equally be used as a playroom, hobby room or additional reception space. A handy shower room completes the ground floor accommodation.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, providing excellent accommodation for a growing family, guests or those requiring additional rooms for home working. The first floor is completed by a stylish family bathroom and a separate WC, adding further practicality to the layout.

Outside, the property enjoys a large rear garden, with established lawn and patio areas providing plenty of space for outdoor dining, entertaining and family activities. Mature shrubs and established planting create a pleasant setting for enjoying the garden and provide an attractive backdrop to the outdoor space.

To the front, the property benefits from driveway parking, a particularly valuable feature in this popular and conveniently located part of St Albans, complemented by a pretty front garden.

Townsend Drive is ideally positioned for access to some of the area's highly respected schooling and is within comfortable walking distance of both the historic city centre and St Albans mainline railway station. Fast and frequent services provide convenient connections into London St Pancras and beyond, making the location particularly attractive to commuters.

The M1 and M25 are also readily accessible, providing excellent road connections to London, the wider motorway network and major airports.

Despite its excellent connectivity, the property is perfectly placed for those who enjoy the outdoors. Bernards Heath and the surrounding woodland provide an abundance of green space and wonderful walking routes close to home, offering a peaceful contrast to the convenience and vibrancy of the city centre.

Combining spacious and stylish accommodation with a substantial garden, driveway parking and an enviable location close to the city centre, mainline station, schools and open countryside, this attractive family home represents an excellent opportunity to enjoy everything that St Albans has to offer.

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









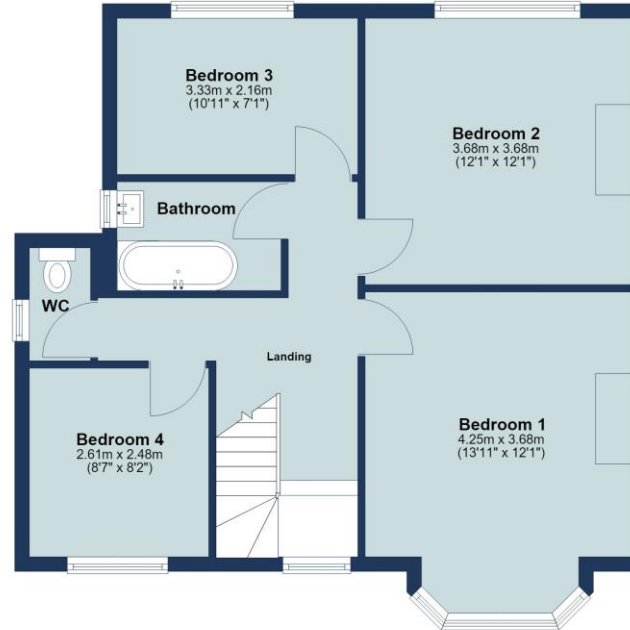
Ground Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



Total area: approx. 122.6 sq. metres (1319.9 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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