



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

Wynchlands Crescent, St. Albans, AL4 0XW
Asking Price £775,000

Situated within a cul-de-sac on Wynchlands Crescent, this four-bedroom family home offers thoughtfully arranged accommodation across three floors, perfectly suited to modern family living.

Upon arrival, the property welcomes you with a useful porch area leading into a spacious entrance hall, setting the tone for the well-proportioned interiors throughout. To the front of the property, a versatile family room provides an ideal space for a playroom, home office, or snug. To the rear, the main living room is both bright and inviting, featuring double doors that open into the kitchen/dining room, creating a sociable and flexible living environment.

The kitchen/dining area forms the heart of the home, offering ample space for family meals and entertaining guests, with pleasant views over the rear garden. This space is perfectly designed for modern lifestyles, allowing for both everyday functionality and more formal gatherings.

The first floor comprises three bedrooms, each offering comfortable accommodation and flexibility for growing families, guest rooms, or home working. These are serviced by a well-appointed family bathroom.

Occupying the entire top floor, the principal bedroom provides a private and peaceful retreat. This impressive space benefits from its own en-suite shower room and useful eaves storage, combining practicality with a sense of luxury and seclusion.

Externally, the property enjoys a south-facing rear garden. This outdoor space enjoys plenty of natural sunlight throughout the day and is thoughtfully landscaped with mature shrubs and established planting, ideal for relaxation, outdoor dining, and family enjoyment.

The location is particularly appealing, positioned to the east of St Albans just off Hatfield Road. The property is within easy reach of a range of everyday amenities, including shopping facilities at The Quadrant, a Marks and Spencer Food Hall, and a Morrisons supermarket. For commuters, the mainline station is within comfortable walking distance, offering frequent and direct services into London St Pancras.

Families are especially well catered for, with highly regarded local schooling nearby, including Beaumont School and Oakwood School, both within close proximity.

Beaumont School 440.9 Metres

Oakwood School 645.4 Metres

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











Total area: approx. 145.8 sq. metres (1569.4 sq. feet)

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

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com