



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

Gladeside, St. Albans, AL4 9JA
Guide Price £650,000

Situated within a quiet cul-de-sac in the ever-popular Jersey Farm area of St Albans, this well-presented extended family home offers spacious and versatile accommodation, perfectly suited to modern family living.

Ideally positioned within walking distance of the highly regarded Sandringham School, the property combines flexible living space with a peaceful residential setting and excellent local amenities.

The accommodation begins with a welcoming entrance hall leading to a generous semi-open-plan sitting and dining room, creating an excellent environment for both everyday family life and entertaining. Flowing seamlessly from these reception areas is a bright conservatory, with doors opening onto the private rear garden, providing an attractive extension to the living accommodation and a wonderful space to enjoy throughout the year.

To the front of the property is a further reception room, offering excellent versatility as a family room, home office, playroom or occasional guest bedroom. The well-appointed kitchen/breakfast room provides ample storage and preparation space, together with room for informal dining, making it a practical hub of the home. A convenient guest cloakroom completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, all served by a family bathroom, with the separate cloakroom adding further practicality for busy family life.

Externally, the private rear garden provides a delightful setting for outdoor dining, entertaining and relaxation, whilst gated side access adds further convenience.

To the front, off-street parking ensures ease of day-to-day living.

Jersey Farm remains one of St Albans' most sought-after residential areas, renowned for its excellent local amenities, nearby parks and outstanding schooling.

Combining flexible accommodation, a quiet location and excellent family credentials, this attractive home presents a wonderful opportunity for buyers looking to establish themselves in a highly desirable part of the city.

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









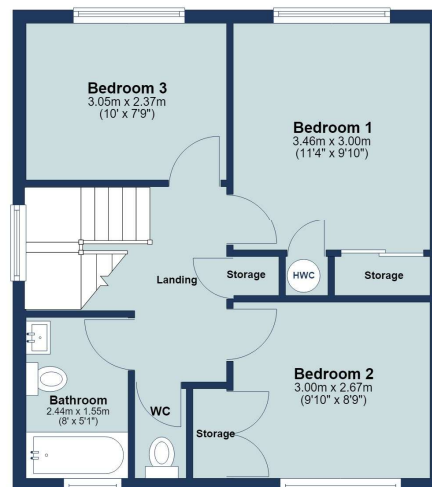
Ground Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 107.3 sq. metres (1154.8 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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