



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

Chiltern Road, St. Albans, AL4 9TB
Asking Price £700,000

This well presented three-bedroom semi-detached family home is situated within the highly sought after Marshalswick area, perfectly positioned for excellent local schooling including Sandringham School which is 511.9 metres away.

Offering well balanced accommodation throughout together with a private rear garden, garage and off-street parking, the property is ideally suited to growing families and those seeking a convenient residential setting.

The ground floor features a spacious lounge/dining room providing an excellent space for both everyday family living and entertaining, with plenty of natural light and views across the rear garden.

The kitchen/breakfast room offers ample storage and workspace together with room for informal dining, whilst a convenient downstairs WC adds further practicality to the layout.

Upstairs, the property provides three well-proportioned bedrooms served by a family bathroom, with the overall accommodation benefitting from gas central heating throughout.

Externally, the rear garden offers an attractive and private outdoor space ideal for relaxing, entertaining and family enjoyment. To the front, there is off-street parking in addition to a garage providing useful storage and further parking options.

Marshalswick continues to prove one of St Albans' most popular residential areas thanks to its excellent local amenities, nearby green spaces and highly regarded schooling, making this an excellent opportunity to acquire a superb family home in a prime location.

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











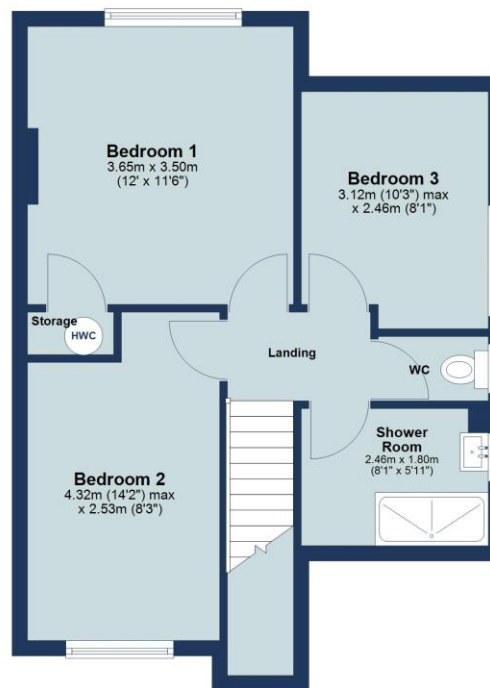
Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 104.0 sq. metres (1119.4 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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