



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

Villiers Crescent, St. Albans, AL4 9HY
Guide Price £725,000

An extended detached three / four bedroom family home, thoughtfully updated and improved by the current owners to provide spacious and versatile accommodation arranged over two floors.

The property offers a bright and airy feel throughout, with the heart of the home being the impressive open plan kitchen/breakfast room featuring a vaulted ceiling and ample space for both dining and entertaining.

In addition, there are two further reception rooms along with a flexible family room which could also serve as a fourth bedroom, complemented by a convenient guest cloakroom.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a private rear garden ideal for outdoor entertaining and family use, whilst to the front there is off-street parking for several vehicles.

The property also benefits from Solar Panels, which are fitted to the front of the roof.

Villiers Crescent is a popular residential location on the eastern side of St Albans, well placed for access to the city centre, mainline station and excellent local amenities.

The area is particularly sought after by families due to its proximity to highly regarded schooling, including Beaumont School, Oakwood Primary School and Sandringham School.

St Albans city centre offers an extensive range of shopping and leisure facilities together with a variety of restaurants, cafés and bars, whilst nearby transport links provide convenient access to London and the surrounding areas.

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









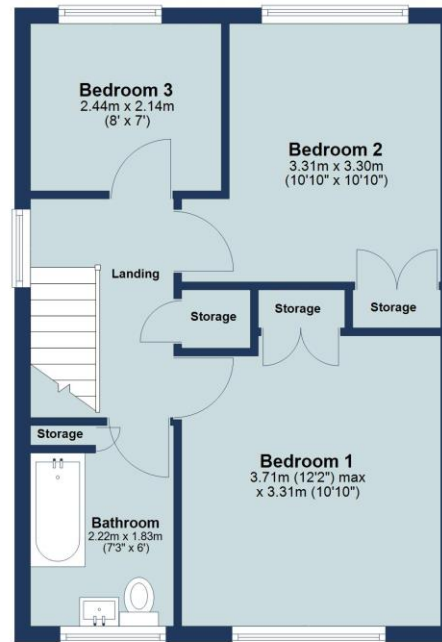
Ground Floor

Approx. 72.4 sq. metres (779.2 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 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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