



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

Gurney Court Road, St. Albans, AL1 4QX
Asking Price £1,200,000

This truly fabulous FOUR BEDROOM SEMI-DETACHED family home is located in a highly sought-after residential area, offering generous and versatile accommodation perfectly suited to modern family living. Beautifully arranged and filled with natural light throughout, the property combines classic character features with contemporary open-plan living.

The home is approached via a front door opening into a welcoming entrance hall. The hallway provides access to the staircase rising to the first floor and benefits from a practical under-stair storage cupboard, along with a convenient ground floor WC.

To the front of the property is a charming bay-fronted living room, providing a comfortable and inviting space for relaxation.

An open walkway leads through to the impressive kitchen/living/dining area, which truly forms the heart of the home. This wonderful open-plan space is ideal for both everyday living and entertaining, offering ample room for cooking, dining and relaxing together.

Bi-fold doors open seamlessly onto the rear garden, allowing the indoor and outdoor spaces to flow effortlessly, particularly during the warmer months.

A separate utility room provides additional storage and laundry space, keeping the main living area clutter-free and highly functional.

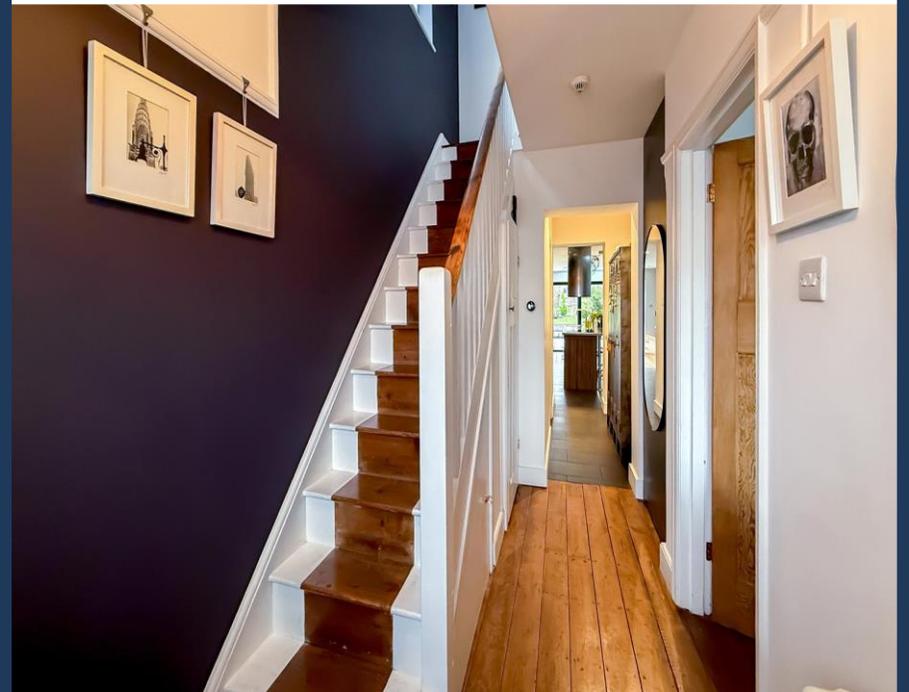
To the first floor, the property continues to impress with four well-proportioned bedrooms, making it an ideal home for growing families or those needing flexible home-working space.

The principal bedroom is positioned to the front of the house and enjoys a lovely bay window, creating a bright and airy retreat. The remaining bedrooms are all generously sized and are served by a family bathroom, along with the added benefit of a separate WC, ideal for busy households.

Outside, the rear garden is a particular highlight of the property. Extending to a good length and enjoying a desirable west-facing aspect, it offers a stunning patio area that is perfect for entertaining, alfresco dining and family gatherings. Beyond the patio is a spacious lawn, providing plenty of room for children to play or for keen gardeners to enjoy, with a shed located at the far end of the garden offering additional storage. To the front, the property benefits from driveway parking.

Gurney Court Road is ideally situated just off Sandpit Lane, conveniently placed for well-regarded local schooling and within

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











Total area: approx. 131.6 sq. metres (1416.8 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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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01727 898150
✉ stalbans@bradfordandhowley.com
📍 8 Chequer Street, St Albans, Herts, AL1 3XZ