



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

Laburnum Grove, St. Albans, AL2 3HQ  
Asking Price £1,100,000

Situated within the popular Chiswell Green area is this impressive four-bedroom semi-detached family home offering spacious and well-planned accommodation, complemented by a large garden and versatile living space. The area enjoys a distinct village-like feel, while remaining conveniently connected to the city and its amenities.

The ground floor has been thoughtfully arranged to suit modern family life. A bay fronted living room provides a comfortable and inviting setting, filled with natural light and ideal for relaxation. In addition, a separate study offers a practical space for home working or quieter pursuits, adding flexibility to the layout.

The standout feature of the home is the beautiful kitchen, dining, family room, which forms the heart of the property. This generous open plan space is perfect for both everyday living and entertaining, with ample room for cooking, dining and informal seating. The layout creates a natural flow through the home and provides a strong connection to the garden, enhancing the overall sense of space and light. Additionally, there is a separate utility room with side access to the garden.

Upstairs, the property offers four well-proportioned bedrooms, providing excellent accommodation for growing families. The home benefits from three bathrooms, including an ensuite to bedroom one, family bathroom and downstairs shower room, ensuring comfort and convenience for busy households.

Externally, the property continues to impress with a large rear garden, offering a wonderful outdoor space for relaxation, play and entertaining.

The addition of a garden room provides further versatility, ideal for use as a home office, gym or hobby space, depending on individual requirements.

To the front, driveway parking provides valuable off-street convenience, completing the practical aspects of the home.

The location is particularly appealing, offering a calm, community feel while still being within easy reach of St Albans city centre, local amenities, schooling and transport links. This balance of setting and accessibility makes the property especially attractive for families.

Overall, this is a well-balanced and spacious home, offering modern living, excellent outdoor space and a sought-after residential setting with a village-style atmosphere.

**Client Comment:**

We have lived happily on Laburnum Grove for over twenty years. Our children have grown up in the house attending Killigrew School, a short walk away. There are two convenience stores, a bakers, a post office, a chemist, a lovely pub and hire shop within walking distance. The bus stop for the centre of town is just around the corner. This regular service takes approx. 15 minutes. Laburnum Grove is a mixture of young families and more senior residents. Being a cul-de-sac, traffic is minimal and we have street party every summer enjoyed by all. We are sure you will be as happy here as we have been over the years.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: C**









Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

**Ground Floor**

Approx. 101.1 sq. metres (1088.5 sq. feet)  
(excluding Garden Room, Office)



**First Floor**

Approx. 72.0 sq. metres (775.5 sq. feet)



**Total area: approx. 173.2 sq. metres (1863.9 sq. feet)**

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

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

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