



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

Etna Road, St Albans, AL3 5NJ  
Asking Price £700,000

A beautifully presented three-bedroom character home, ideally positioned in the very heart of St Albans, offering a wonderful blend of period charm and modern living, alongside a superb low-maintenance rear garden. The property has been thoughtfully arranged over three floors to create bright, airy, and highly functional accommodation, perfectly suited to both families and professionals alike.

Upon entering the property, you are welcomed into a stunning bay-fronted living room. This inviting space is filled with natural light and enhanced by a feature fireplace, creating a warm and cosy atmosphere ideal for relaxing evenings. To the rear of the ground floor sits a separate dining room, offering a versatile entertaining space and benefitting from recently fitted storage cupboards, providing both practicality and style.

The modern galley kitchen is positioned at the back of the property and has been tastefully designed to maximise both space and efficiency. It features a range of contemporary units, work surfaces, and integrated appliances, with direct access out to the rear garden—perfect for indoor-outdoor living during the warmer months.

The first floor comprises two well-proportioned bedrooms, each offering comfortable accommodation with ample space for furnishings. The principal bedroom is particularly generous in size, while the second bedroom is ideal as a guest room, nursery, or home office.

Also on this floor is a stylish three-piece bathroom suite, finished to a modern

standard. A central landing provides access to the upper level.

The second floor reveals a superb dual-aspect converted loft, currently utilised as a third bedroom. This impressive space enjoys excellent natural light from windows at both ends and offers a sense of privacy and versatility, making it equally suitable as a master suite, workspace, or hobby room. Additional eaves storage enhances the practicality of this floor.

Externally, the property continues to impress with a thoughtfully designed rear garden that has been landscaped for ease of maintenance. Featuring a combination of patio seating areas and artificial lawn, it provides the perfect setting for outdoor dining, entertaining, or simply unwinding. The garden is private and enclosed, offering a peaceful retreat from the bustle of the city. To the front, there is convenient on-road parking available.

Etna Road is a highly desirable and sought-after residential address, known for its central yet peaceful setting. The property is just a short stroll from the vibrant city centre, where an extensive range of shops, restaurants, cafés, and leisure facilities can be found. The area is also well regarded for its excellent transport links and access to highly rated local schooling, making it an ideal location for a wide range of buyers.

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









### Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



### Second Floor

Approx. 13.4 sq. metres (144.1 sq. feet)



Total area: approx. 86.6 sq. metres (931.8 sq. feet)

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

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