



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

Sadleir Road, St. Albans, AL1 2BW  
Asking Price £775,000

Offered with NO UPPER CHAIN this spacious and versatile THREE BEDROOM terraced family home is ideally suited to modern lifestyles and perfectly positioned for both convenience and connectivity.

The property opens into a welcoming entrance hall, with stairs rising to the first floor and a useful under-stairs storage area ideal for coats, shoes, and everyday essentials.

The ground floor is a real highlight of the home, featuring a generous open-plan kitchen and living area that spans the full width of the property. This bright and sociable space is perfectly designed for both entertaining guests and relaxed family living, with ample room for dining and lounging.

The kitchen area is well laid out with plenty of worktop and storage space, and a door leads directly out to the rear garden, allowing for easy indoor-outdoor living during the warmer months.

The first floor offers two well-proportioned bedrooms, both of which can comfortably accommodate double beds or be adapted for use as a nursery, guest room, or home office.

A modern family bathroom serves this floor, fitted with contemporary fixtures and finishes.

Occupying the entire second floor is a further spacious bedroom, creating a private and peaceful retreat. This level also benefits from its own shower room, eaves storage for additional practicality, and houses the boiler.

Externally, to the front, there is off-street parking, providing everyday convenience. To the rear, you'll find a low-maintenance garden, thoughtfully designed with a patio area ideal for outdoor dining, relaxing, or entertaining. The garden also provides access to a garage.

Located on Sadleir Road, the property enjoys a highly desirable setting close to the heart of St Albans. The vibrant city centre is within easy reach, offering an excellent selection of shops, restaurants, cafes, and leisure facilities. St Albans mainline station is also nearby, providing fast and direct rail links into London, making this an ideal home for commuters.

Families will particularly appreciate the excellent choice of well-regarded schools in the area. The property is within reach of several highly sought-after primary and secondary schools.

Combining generous living space, practical features, and a prime location, this property represents a fantastic opportunity for families, professionals, and commuters alike.

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



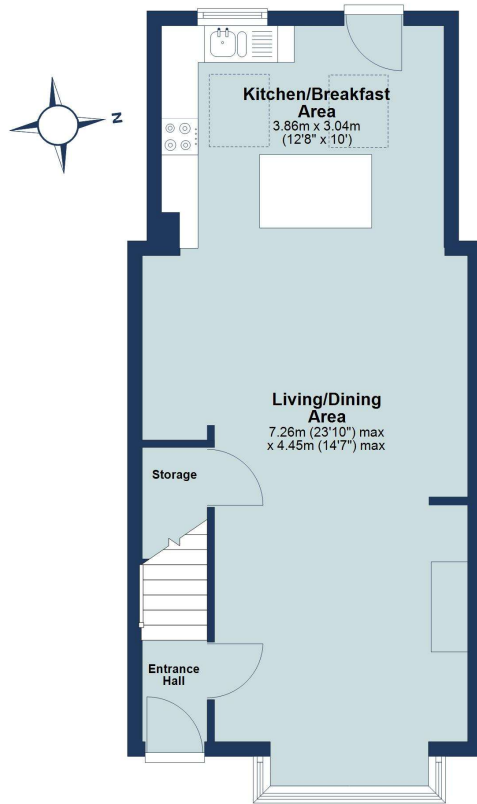






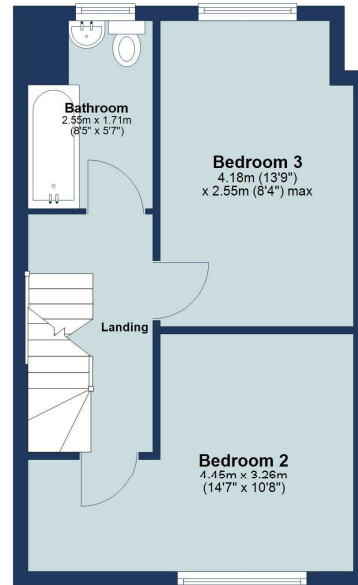
### Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



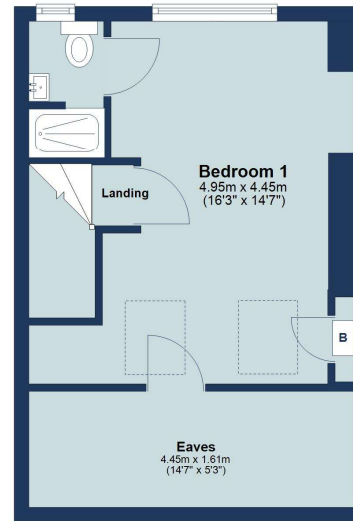
### First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



### Second Floor

Approx. 22.0 sq. metres (237.1 sq. feet)  
(excluding Eaves)



Total area: approx. 98.7 sq. metres (1061.9 sq. feet)

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

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