



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

Bardwell Road, St. Albans, AL1 1RJ
Asking Price £625,000

Offered for sale is this charming two-bedroom terraced cottage, ideally situated in a convenient and popular residential location close to St Albans city centre.

This delightful property offers well-proportioned accommodation arranged over two floors and would make an excellent home for a first-time buyer, professional couple, small family or those looking for a conveniently located property within easy reach of the city centre.

The accommodation begins with a welcoming front door opening into a bright and versatile open-plan living/dining room. This well-proportioned reception space provides an inviting area for both relaxing and entertaining, with the open-plan layout creating a pleasant sense of flow throughout the ground floor. The living area offers a comfortable space to unwind, while the dining area provides room for a dining table and chairs.

From the dining area, there is open access into the separate kitchen, which is positioned towards the rear of the property. The kitchen provides a practical and functional space for preparing meals and offers the opportunity for the new owner to personalise the space to suit their own requirements.

A door from the dining area opens directly onto the rear garden, creating a natural connection between the living accommodation and outdoor space.

The garden comprises a patio area and lawn, providing a pleasant setting for outdoor dining, relaxing or entertaining during the warmer months. There is also scope for the new owner to add their own personal touches and make the most of the garden.

Stairs rise from the living area to the first-floor landing, which is a good size and provides access to the two bedrooms and family bathroom. Both bedrooms are well proportioned and offer comfortable accommodation.

The second bedroom also provides flexibility and could be used as a home office, guest bedroom, nursery or dressing room, depending on the requirements of the new owner. The family bathroom is conveniently situated on the first floor and serves both bedrooms.

To the front of the property, there is residents' on-street parking, providing convenient parking close to the house. Bardwell Road is situated in a popular residential area of St Albans, within easy reach of the city centre and its wide range of amenities.

St Albans is a highly sought-after Hertfordshire city, well known for its historic character, attractive architecture and vibrant city-centre atmosphere. The city offers an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities, providing plenty of choice for residents.

The property is well positioned for those who want to enjoy the convenience of being close to the city centre while still benefiting from the feel of an established residential neighbourhood. A variety of local amenities, recreational facilities and green spaces can be found within the surrounding area.

For commuters, St Albans City railway station provides regular rail connections towards London and other destinations, making the area particularly attractive to those travelling for work. The city also benefits from good road links, providing access to the surrounding Hertfordshire area and the wider motorway network.

The area is also served by a selection of local schools and educational facilities, while the surrounding neighbourhood provides opportunities for walking, recreation and enjoying the outdoors.

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









Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 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

bradfordandhowley.com