



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

Dickens Close, St. Albans, AL3 5PP  
Asking Price £1,250,000



Situated in a quiet residential CUL-DE-SAC in central St Albans is this beautifully presented FOUR-BEDROOM semi-detached family home with the added benefit of off street parking to the front. The property has been recently renovated to provide stylish interiors, ideal for family living.

The ground floor accommodation comprises a welcoming hallway, living room with feature fireplace, utility room, wet room with w.c and a contemporary open plan kitchen/dining/family room with BI-FOLD doors leading out to the rear garden.

On the first floor are three well-proportioned bedrooms and a family bathroom. On the top floor is a dual aspect master bedroom and en-suite shower room with views over the garden.

The rear garden is mostly laid to lawn with numerous mature shrubs and a patio area. There is a brick-built outbuilding providing a garden room, ideal for home working or a gym room. The property also benefits from a driveway to the front of the property.

Dickens Close is conveniently located to the west of the city centre and is within walking distance of the mainline station and shopping and leisure facilities that St. Albans has to offer, as well as being near good local schools.

**Client Comment:** We've loved living in Dickens Close. For schools, we're close to Aboyne Lodge, with STAGS and Verulam also nearby.

The Craft and Cleaver is a great pub with very good food. Our favourite take-away is The Meating Room. Town and the station for London are both easily accessible.

For kicking a ball in a park, Victoria Park is nearby, and Verulamium Park is not far either — great for a weekend Park Run. As well as being close to town, it's also near Batchwood Golf Course, ideal for walks or the gym.

The local community is very friendly, as is the Close itself. Lovely neighbours, and the cul-de-sac has been excellent for the kids for bike riding and skateboarding.

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









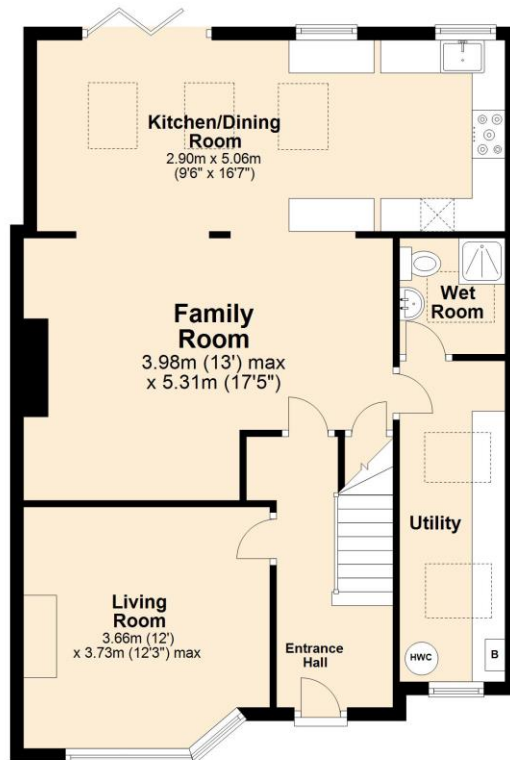






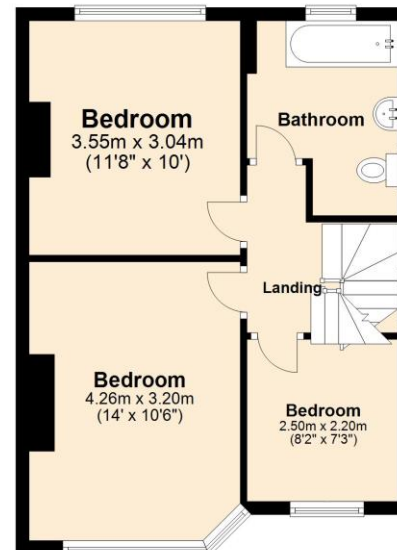
### Ground Floor

Approx. 73.2 sq. metres (788.4 sq. feet)



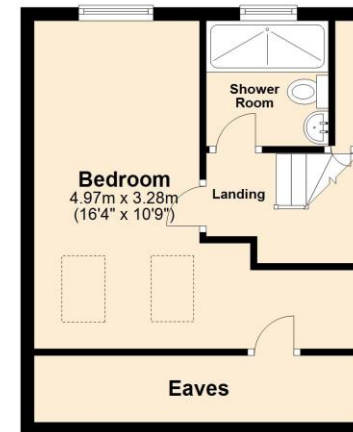
### First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



### Second Floor

Approx. 29.2 sq. metres (313.8 sq. feet)



Total area: approx. 144.2 sq. metres (1551.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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