



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

Meadowcroft, St. Albans, AL1 1UF
Asking Price £700,000

Set in the desirable Meadowcroft area, this well presented end-of-terrace, link-detached THREE BEDROOM family home offers generous accommodation across two floors, perfect for MODERN FAMILY LIVING.

Step inside to discover a thoughtfully designed ground floor, where a contemporary kitchen flows effortlessly into a light-filled dining area, ideal for both family meals and entertaining guests.

From here, you move into the spacious rear living room, a welcoming space featuring large patio doors that open directly onto the garden, allowing for easy indoor and outdoor living and plenty of natural light throughout the day.

The converted garage has been tastefully transformed into a practical and private home office, perfect for remote working, and benefits from useful built-in storage. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the first floor comprises three generous double bedrooms, each offering ample space for furnishings and storage, together with a well appointed family bathroom. Whether you have a growing family or are simply seeking extra space, this home offers an excellent blend of comfort and functionality.

Outside, the rear garden is a real highlight. Designed with low maintenance in mind, it provides a peaceful retreat complete with a summer house, BBQ area and a cosy seating space, ideal for enjoying long summer evenings with family and friends. To the front, the property benefits from a lawned garden and a driveway providing off-street parking.

Meadowcroft is a well established and convenient location on the east side of the city, known for its family friendly community and excellent transport links. The area is served by highly regarded local schools and offers easy access to major motorway connections, making it ideal for commuters.

The city centre, with its diverse range of shops, restaurants and leisure facilities, is just a short drive away, as is the mainline railway station offering direct services into central London.

Combining generous living space, practical features and a superb location, this attractive home is ready for its next family to move in and enjoy.

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









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Ground Floor

Approx. 58.3 sq. metres (627.4 sq. feet)
(excluding Office, Garden Room)



First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 109.0 sq. metres (1173.4 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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