



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

Worley Road, St. Albans, AL3 5NR
Guide Price £925,000

Located on a prestigious road within the conservation area is this fully extended semi-detached three-bedroom bay-fronted property. Effortlessly combining charming period features with modern updates throughout and finished to a high standard and offered in true turnkey condition, this attractive home is arranged over three spacious floors and is perfectly suited to contemporary living.

The ground floor offers an open-plan layout, creating a bright and sociable living space ideal for both everyday life and entertaining. To the front, the inviting living room is enhanced by a characterful bay window, allowing for an abundance of natural light and adding to the home's sense of warmth and charm. This flows seamlessly into a generous dining area, providing ample space for family meals or hosting guests.

To the rear, the property boasts a beautifully designed kitchen, fitted with modern units, quality appliances, and plenty of worktop space, making it both practical and stylish. A convenient ground floor WC completes this level.

On the first floor, you will find two well-proportioned bedrooms, both offering comfortable and versatile accommodation. These rooms are served by a contemporary family bathroom, finished to a high standard and designed with both style and functionality in mind.

The second floor provides an additional spacious bedroom, offering a peaceful retreat away from the main living areas. This floor also benefits from its own en-suite shower room, making it ideal as a private guest accommodation, adding an extra layer of flexibility to the home's layout.

Externally, the property continues to impress with a low-maintenance rear garden, a real suntrap in the afternoon, so perfect for those who enjoy outdoor space without the burden of extensive upkeep. Whether used for relaxing, dining, or entertaining, this area provides a pleasant extension of the indoor living space. To the front, residents benefit from on-road permit parking.

Worley Road is conveniently positioned close to the heart of the city centre, making it an excellent choice for commuters and those seeking easy access to local amenities. The property is within close proximity to the mainline train station, as well as a wide variety of shops, bars, restaurants, and leisure facilities, ensuring a vibrant and convenient lifestyle right on your doorstep.

Aboyne Lodge Primary School is conveniently located at the top of Worley Road making this an ideal property for families.

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



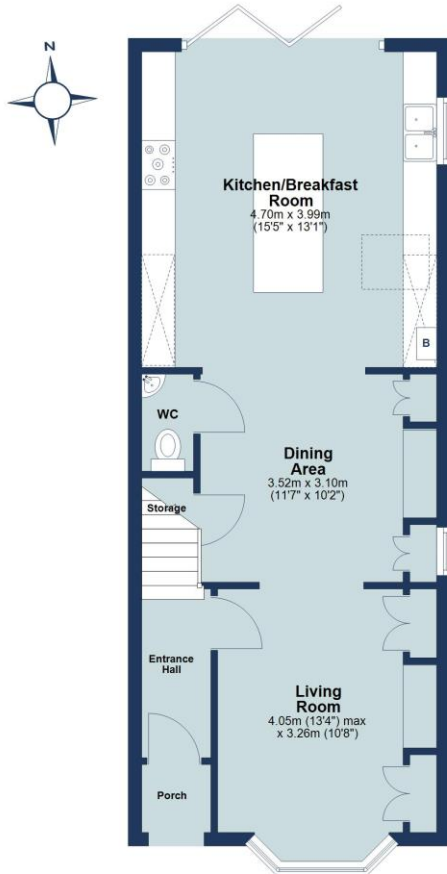






Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Second Floor

Approx. 15.5 sq. metres (166.9 sq. feet)
(excluding Eaves)



Total area: approx. 102.0 sq. metres (1098.4 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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