



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

Linden Crescent, St. Albans, AL1 5DD
Asking Price £750,000

Situated in a peaceful position within Linden Crescent, this attractive detached family home offers bright, well-balanced accommodation and a superb setting close to outstanding local schooling, green spaces and everyday amenities.

For sale with no upper chain, the property provides an excellent opportunity for families seeking space and convenience in a highly regarded St Albans location.

The property is entered via a useful porch, opening into a welcoming entrance hall that gives access to all principal ground-floor rooms. To the front sits a practical utility room, complete with toilet and sink, ideal for everyday family use.

The well-planned kitchen offers generous storage and workspace, with a door leading directly out to the side. The spacious triple-aspect living/dining room forms the heart of the home, enjoying excellent natural light throughout the day and also providing direct access to the south-facing garden. An understairs storage cupboard completes the ground floor.

Stairs rise to the first floor, where the property offers three generous double bedrooms, each with pleasant outlooks and ample space for freestanding furniture.

These are served by a well-appointed family bathroom, making the layout ideal for families or guests.

The south-facing garden is arranged as a low-maintenance wraparound patio, offering excellent space for outdoor dining, entertaining and relaxing, with privacy provided by mature boundary fencing. To the side and rear, the garden's design allows for flexible use and easy upkeep. The property further benefits from a garage and driveway parking, ensuring practical day-to-day convenience.

Linden Crescent is perfectly situated for families, lying within close proximity to highly regarded schools, including several rated Outstanding, as well as nearby parks, woodland walks and local shopping parades.

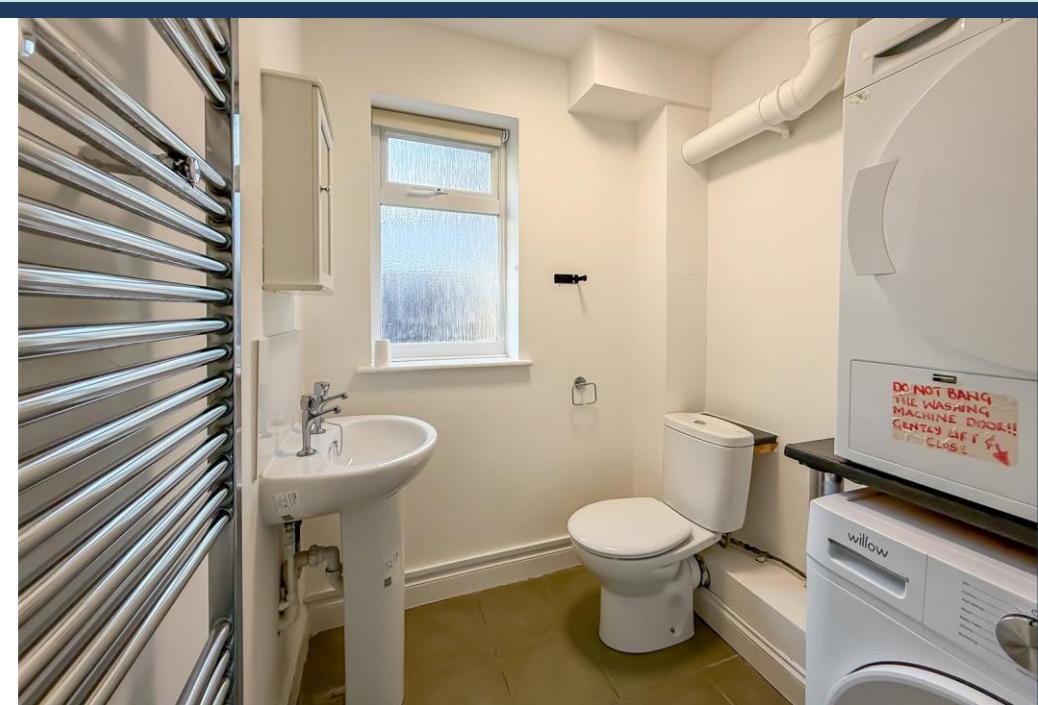
St Albans city centre and mainline station are easily accessible, providing fast links into London St Pancras, making this an ideal choice for commuters and families alike.

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









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Ground Floor
Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 114.3 sq. metres (1230.5 sq. feet)

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

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