



**BRADFORD  
& HOWLEY**  
HARPEN DEN | MARSHALSWICK | ST ALBANS

Linden Crescent, St. Albans, AL1 5DD  
Asking Price £700,000

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**









Looking to Sell or Let  
your current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

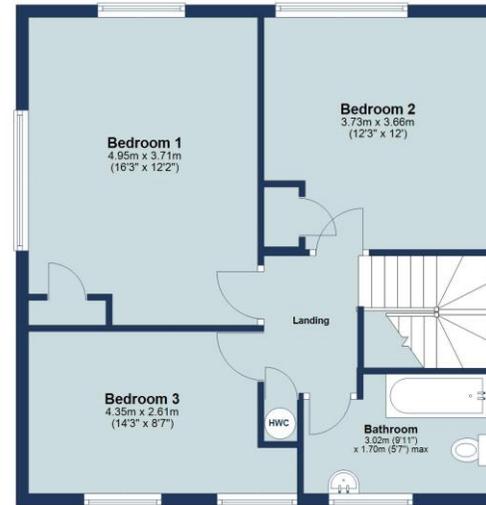
### Ground Floor

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



### First 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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**▶** @bradfordhowley4660

**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com