



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

Breakspear Avenue, St. Albans, AL1 5EL
Asking Price £1,650,000

An exceptional brand-new detached family home extending to approximately 2,497 sq. ft, offering beautifully appointed accommodation across three floors and benefiting from a 10-year new build warranty. Available with no upper chain.

Occupying a desirable position on Breakspear Avenue, this impressive five-bedroom residence combines contemporary design with spacious family living, all within easy reach of St Albans City Station, Clarence Park and the vibrant city centre.

The welcoming entrance hall leads to an elegant living room, a separate study/home office, a practical utility room, cloakroom, and a spectacular open-plan kitchen/dining/family room. Designed as the heart of the home, this stunning space is ideal for both everyday family life and entertaining, with direct access to the rear garden.

The first floor offers four generously proportioned bedrooms, including a superb principal bedroom with built-in wardrobes and a luxurious en-suite shower room.

A beautifully finished family bathroom serves the remaining bedrooms.

Occupying the entire top floor is an outstanding dual-aspect principal bedroom suite, complete with a stylish en-suite shower room, creating a peaceful and private retreat away from the main living accommodation.

Outside, the landscaped rear garden features both patio and lawn areas, providing an excellent space for outdoor dining and family enjoyment, while a further side garden enhances the outdoor space.

To the front, a private driveway provides off-street parking for two to three vehicles.

Offering generous proportions, high-quality finishes and a superb location close to excellent transport links, highly regarded schools and the open green spaces of Clarence Park, this outstanding home represents a rare opportunity to acquire a substantial new family residence in one of St Albans' most sought-after locations.

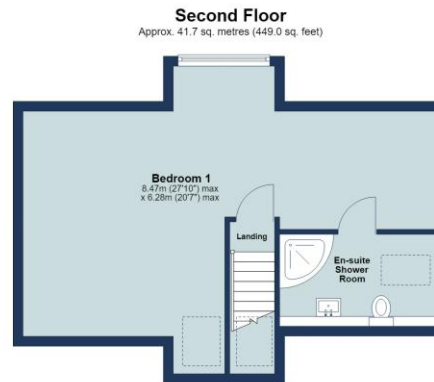
Tenure: Freehold
Council Tax Band: G
EPC Rating: D











Total area: approx. 232.0 sq. metres (2497.7 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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