BRADFORD & HOWLEY
HARPENDEN | MARSHALSWICK | ST ALBANS

Sopwell Lane, St. Albans, AL1 1RS

Asking Price £775,000

Enjoy living in this well-presented three-bedroom semi-detached home, ideally positioned in the heart of St Albans city centre. Offering a blend of practical living space, modern conveniences and a highly desirable location, this property provides an excellent opportunity for those seeking comfortable city living within walking distance of local amenities, green spaces and transport links.

The property is accessed via the front door leading into a welcoming entrance hall, creating an inviting first impression and providing access to the principal ground floor rooms.

To the front of the property is a bright dual-aspect living and dining room, a versatile space ideal for both relaxing and entertaining. The room benefits from useful built-in storage and doors opening directly onto the courtyard garden, allowing natural light to flood the room and providing a seamless connection between indoor and outdoor living.

Also located on the ground floor is a convenient cloakroom, perfect for guests, and a well-appointed kitchen positioned to the rear of the property. The kitchen enjoys pleasant views over the garden and offers a practical layout with ample workspace and storage. Adjacent to the kitchen is a useful utility room, complete with additional storage cupboard, providing space for laundry appliances and helping to keep the main kitchen area uncluttered.

Stairs rise from the entrance hall to the first floor, with a practical storage area located beneath the staircase, ideal for coats, shoes or household items.

The first-floor landing leads to three well-proportioned bedrooms. The principal bedroom benefits from the added luxury of its own en-suite shower room, creating a private and comfortable retreat. The remaining two bedrooms provide flexible accommodation and could easily be used as guest rooms, children's bedrooms, or a home office depending on individual needs. Completing the first floor is a modern family bathroom, serving the additional bedrooms.

Externally, the property enjoys a courtyard-style rear garden, designed to be low maintenance while still offering a pleasant outdoor space to relax and unwind. This private area is ideal for enjoying a morning coffee, outdoor dining, or simply taking advantage of warmer weather.

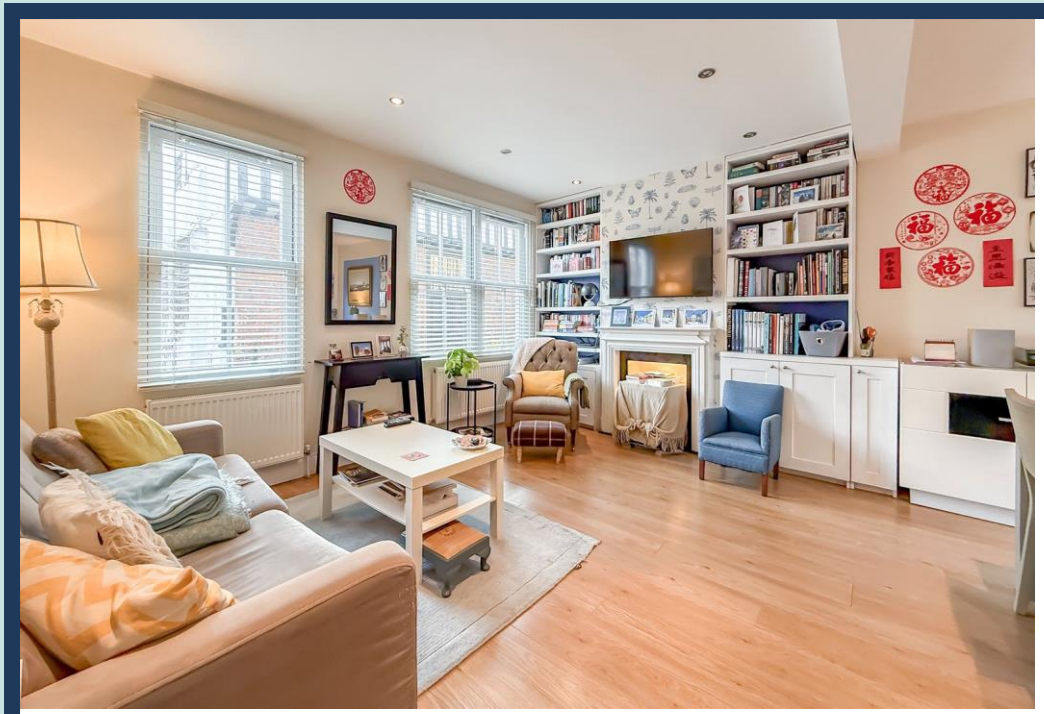
To the front of the property, there is the benefit of off-street parking, a valuable feature in such a central location.

Situated on Sopwell Lane, the property is perfectly placed to enjoy everything St Albans has to offer. The vibrant city centre provides a wide selection of independent shops, restaurants, pubs, cafés and everyday amenities, all within easy reach. The historic surroundings and lively atmosphere make the area highly desirable for residents.

For those who enjoy outdoor space, the beautiful Verulamium Park is just a short distance away, offering extensive green spaces, lakes, walking routes and recreational facilities.

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

MEOW



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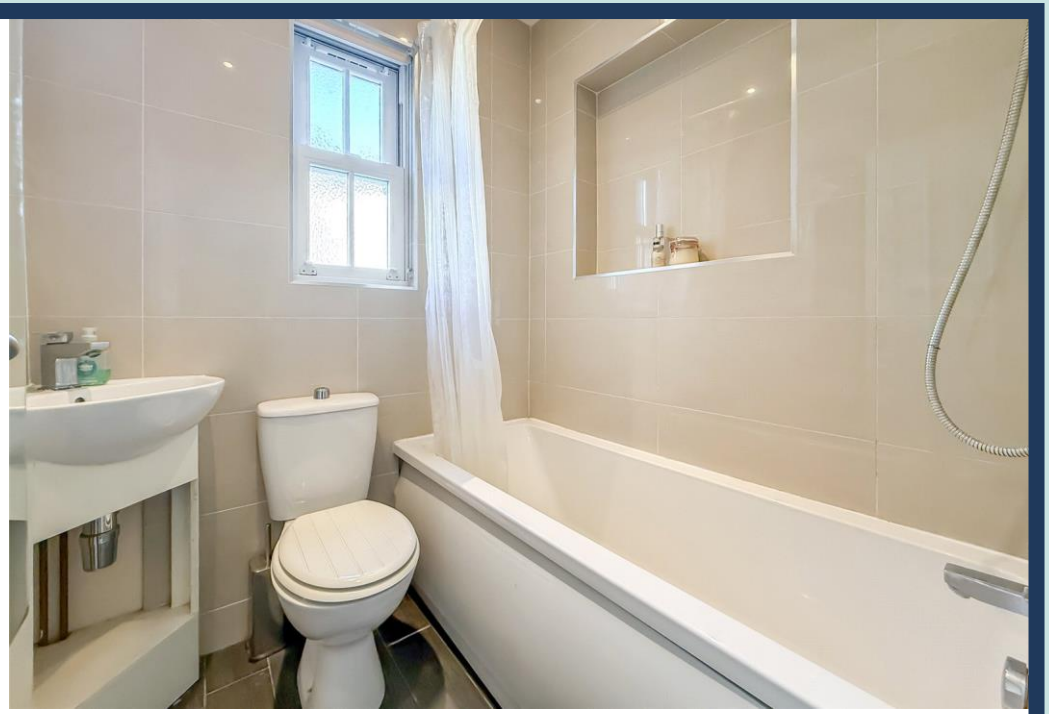
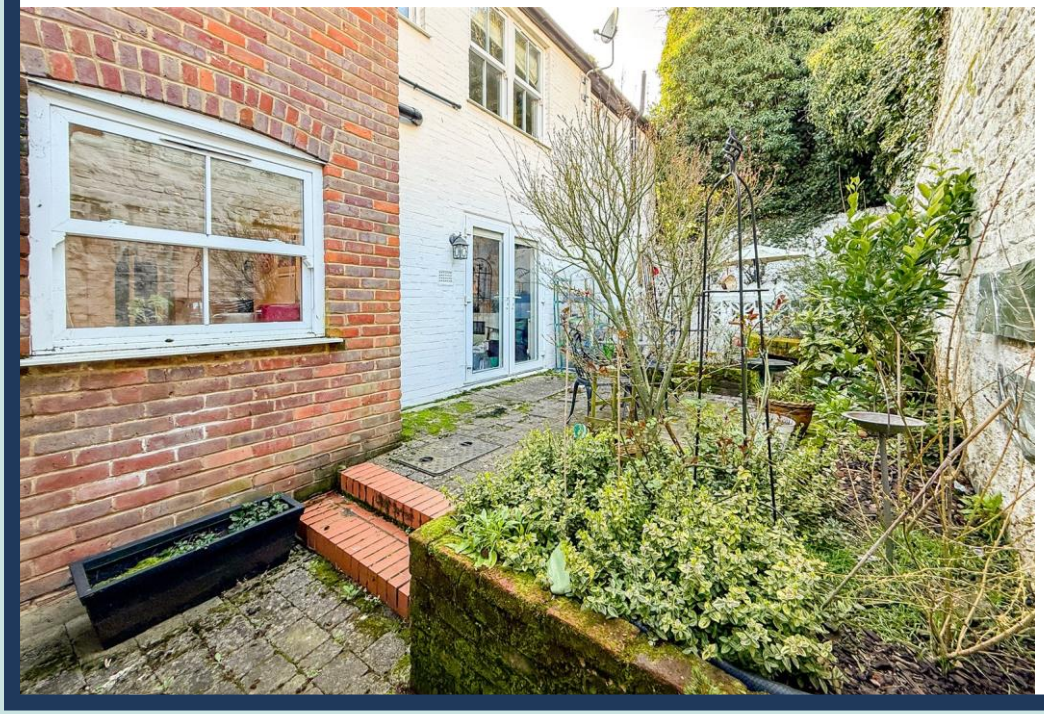
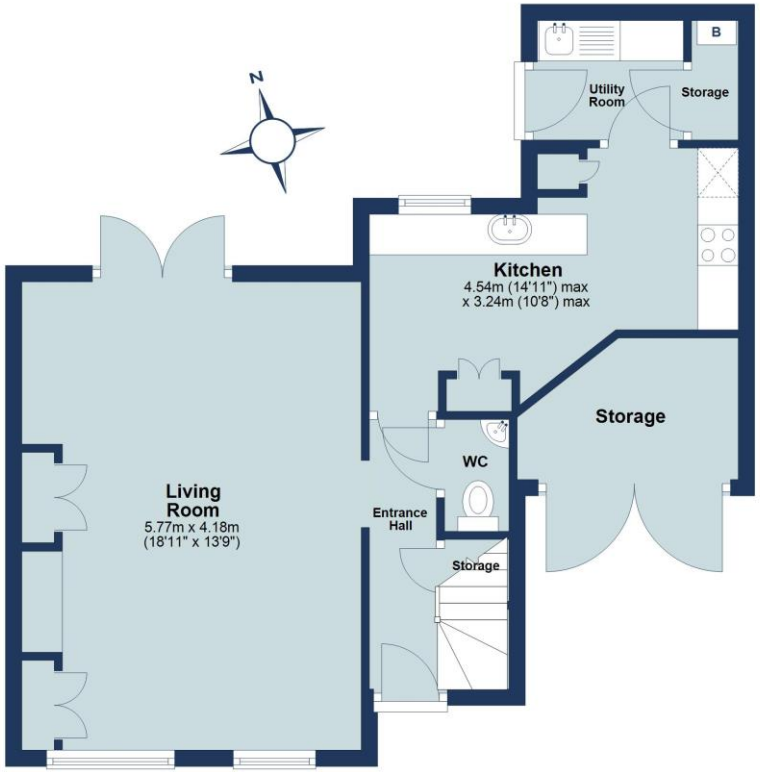




Ground Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)

Total area: approx. 85.6 sq. metres (920.9 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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