



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

Robert Avenue, St. Albans, AL1 2QW  
Asking Price £1,295,000

An impressive FOUR DOUBLE BEDROOM DETACHED residence of just under 2,500 sq. ft., set on the highly desirable Robert Avenue in St Albans, and perfectly positioned to enjoy far-reaching views to the rear. This substantial home offers a wonderful balance of generous proportions, modern living, and a superb location, making it ideal for families seeking both space and convenience.

The property welcomes you with a wide and inviting entrance hall, setting the tone for the sense of light and openness that flows throughout. The ground floor provides exceptional versatility, beginning with a well-proportioned fourth bedroom complete with its own shower room, perfect for guests or multigenerational living.

A separate cloakroom and a dedicated office make everyday life practical, while the heart of the home is undoubtedly the expansive open-plan kitchen, living, and dining space. Designed with both family living and entertaining in mind, this area features large windows and sliding doors that bathe the room in natural light and open seamlessly onto the rear garden.

Completing the ground floor is a separate utility room, ideal for keeping household essentials neatly tucked away, and a cosy family room offering additional flexibility.

Ascending the striking staircase, you are welcomed onto a large galleried landing with a mezzanine effect, enhancing the sense of space and elegance. From here, you are led to three further double bedrooms, each beautifully presented and generously sized.

The principal suite is a true highlight, complete with a luxurious walk-in wardrobe and an ensuite shower room, creating a private retreat. The remaining bedrooms are served by a stylish family bathroom, designed with both comfort and practicality in mind.

Externally, the property continues to impress. To the rear, a large garden offers excellent privacy and space, with a generous patio area perfect for al fresco dining and entertaining, flowing onto an expansive lawn framed by mature planting. To the front, the home enjoys a private driveway providing ample parking for multiple vehicles, enhancing the property's practicality and appeal.

Robert Avenue is one of St Albans' most prestigious and peaceful residential addresses, admired for its leafy surroundings and attractive mix of detached homes.

Its location offers the best of both worlds: tranquil family living with excellent access to a wealth of local amenities. Highly regarded schools, open green spaces, and everyday conveniences are close at hand, while St Albans city centre is just a short distance away, offering an array of boutique shops, restaurants, cafés, and historic attractions. For commuters, the mainline station provides swift and direct connections into London, making the location as practical as it is desirable.

This home offers not only exceptional living space and modern comforts but also the rare opportunity to enjoy a prestigious address in one of St Albans' most sought-after areas.

**Tenure: Freehold**  
**Council Tax Band: F**  
**EPC Rating: To be confirmed**









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### Ground Floor

Approx. 150.0 sq. metres (1615.1 sq. feet)



### First Floor

Approx. 80.3 sq. metres (863.9 sq. feet)



Total area: approx. 230.3 sq. metres (2478.9 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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