



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

Guildford Road, St. Albans, AL1 5JX
Asking Price £750,000

Occupying a popular residential position, this spacious four-bedroom semi-detached family home offers well-balanced accommodation extending to approximately 1,854 sq ft, complemented by a substantial detached studio, generous rear garden, garage and driveway parking.

The welcoming entrance hall leads through to a bright bay-fronted living room featuring an attractive fireplace, whilst to the rear of the property the impressive open-plan kitchen/dining/family room forms the heart of the home. Fitted with an extensive range of contemporary units, generous worktop space and integrated appliances, this superb space is perfectly suited to both everyday family life and entertaining.

Beyond, a large conservatory provides additional reception space and enjoys direct access to the rear garden. A cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and the benefit of an en-suite shower room.

A modern family bathroom serves the remaining bedrooms, making the layout ideal for growing families.

Outside, the property enjoys a generous rear garden offering plenty of space for children to play, outdoor entertaining and gardening.

To the rear of the garden, a substantial detached studio provides exceptional versatility and could be utilised as a home office, gym, hobbies room or creative workspace, subject to individual requirements.

To the front, a driveway provides off-road parking and leads to the integral garage, offering further storage or parking.

Situated in a popular and convenient location, the property is well placed for local amenities, highly regarded schools and excellent transport links, making it an ideal family home offering generous accommodation both inside and out.

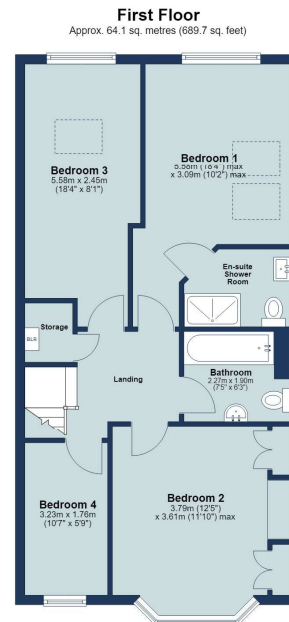
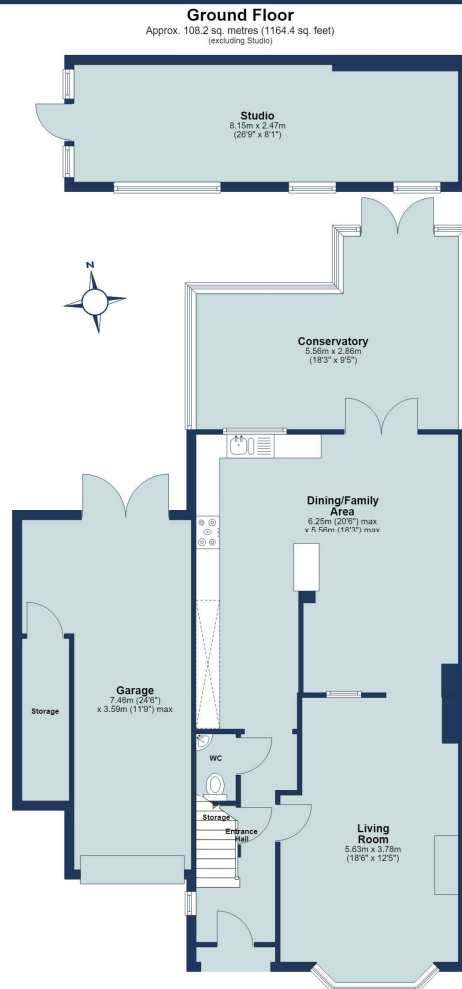
Tenure: Freehold
Council Tax Band: F
EPC Rating: D











Total area: approx. 172.2 sq. metres (1854.1 sq. feet)
Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area but not the studio.
Plan produced using PlanitUp.

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