



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

Foxcroft, St. Albans, AL1 5SW  
Asking Price £895,000

Situated in a desirable location, Foxcroft, offers a fantastic opportunity to acquire a property with NO UPPER CHAIN, providing a true blank canvas for buyers looking to create their ideal home.

In need of modernising throughout, the property also offers excellent potential to extend, subject to the necessary planning permissions (STPP).

The current accommodation comprises an entrance porch leading into a hallway, with access to the kitchen and a spacious living/dining room. There is a versatile family room with an adjoining shower, as well as a conservatory overlooking the garden and a convenient downstairs W.C.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking to the front, a garage with additional storage area, and a workshop to the rear.

A particular feature is the large southwest-facing garden, providing excellent outdoor space and plenty of scope for landscaping or further development.

Foxcroft is well located within St Albans, offering easy access to a range of local amenities, green open spaces including Foxcroft playing fields, highly regarded schools, and excellent transport links, including road connections and rail services into London.

This property is ideal for buyers seeking a project with significant potential in a desirable location.

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









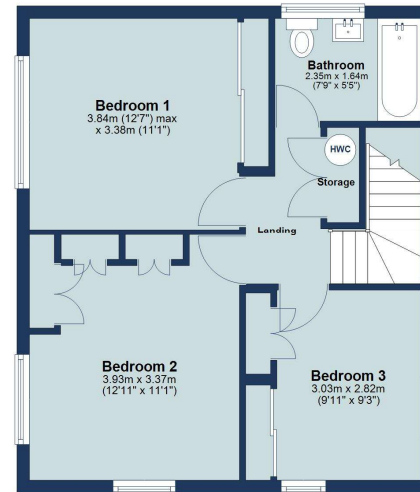
### Ground Floor

Approx. 114.1 sq. metres (1228.0 sq. feet)



### First Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 160.6 sq. metres (1729.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage and workshop included in the total floor area.  
Plan produced using PlanUp.

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