



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

Damson Way, St. Albans, AL4 9XU  
Offers Over £1,100,000



Tucked away within a quiet cul-de-sac just off Sandpit Lane, this attractive four-bedroom detached family home occupies a highly convenient position, close to excellent schooling and everyday amenities.

The property offers well-balanced and thoughtfully arranged accommodation, beginning with a welcoming entrance hall that leads through to the main living spaces.

A particular highlight is the recently fitted kitchen/diner, which has been designed with modern family life in mind. Finished to a contemporary standard, the kitchen provides ample storage and preparation space and accommodates dining, making it ideal for both daily routines and entertaining.

Supporting the kitchen is a separate utility room, helping to keep household tasks neatly tucked away, while a guest WC adds further practicality to the ground floor layout.

The remaining ground floor living space offers flexibility for families, whether for relaxing, entertaining or working from home, with the overall layout lending itself well to modern lifestyles.

Upstairs, the home continues to impress with four bedrooms, all served by two recently fitted bathrooms, finished in a modern style and offering comfort and convenience for both family members and guests.

Externally, the property enjoys the benefits of its cul-de-sac position, providing a quieter setting and a sense of privacy.

The plot also offers excellent potential to extend, subject to the necessary planning permissions, allowing future owners the opportunity to further enhance and personalise the home.

The location is a key selling point. The property lies within close proximity to Beaumont School, measured at approximately 681 metres, and is also well placed for other highly regarded local schools. In addition, The Quadrant is nearby, providing a range of local shops, cafés and amenities, while excellent transport links make this an ideal base for commuting and day-to-day convenience.

Overall, this is a superb opportunity to acquire a detached family home in a consistently sought-after residential location, offering modern interiors, future potential and excellent access to schools and local facilities.

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: C**







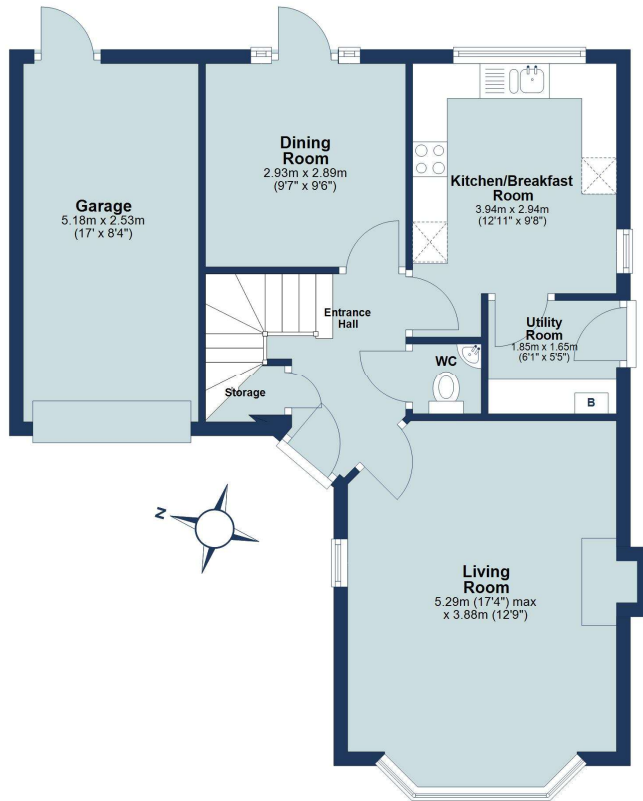






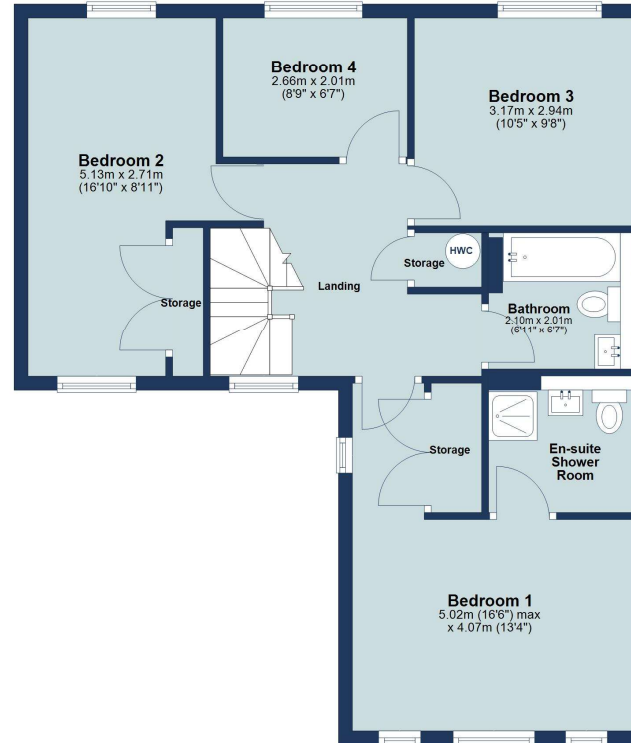
## Ground Floor

Approx. 63.7 sq. metres (685.7 sq. feet)



## First Floor

Approx. 66.3 sq. metres (714.1 sq. feet)



Total area: approx. 130.0 sq. metres (1399.8 sq. feet)

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

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