



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

Brampton Road, St. Albans, AL1 4PY
Asking Price £725,000

NO UPPER CHAIN

Tucked away in the heart of the ever-popular Fleetville area, this appealing four-bedroom end-of-terrace family home offers versatile accommodation set across three floors. Designed with both comfort and practicality in mind, it is an ideal setting for growing families who value space, character, and a well-connected location.

On the ground floor, a bright bay-fronted living room provides the perfect spot for relaxing evenings or family time. The separate family/dining room is generous in size, offering flexibility for both everyday living and entertaining guests. To the rear, the kitchen leads seamlessly into a sunny conservatory, which draws in natural light and opens directly onto the garden—ideal for children to run out and play or for summer gatherings with friends.

The first floor features three bedrooms, all served by a shower room. A further staircase rises to the top floor, where a further bedroom awaits, alongside a study/home office, a family bathroom, and excellent eaves storage, ensuring practicality is well catered for.

The outside space is equally appealing. The property enjoys a south-facing rear garden, thoughtfully planted with mature shrubs and flowers. It provides a peaceful, private retreat where you can enjoy morning coffee, alfresco dining, or simply unwind while soaking up the afternoon sun.

Brampton Road sits within one of St Albans' most sought-after neighbourhoods. Fleetville is renowned for its vibrant community feel and excellent amenities, with an array of independent shops, cafés, and restaurants just moments away.

Families will appreciate the close proximity to highly regarded local schools, while commuters benefit from St Albans City station, within easy reach, offering fast and frequent services into London.

The historic city centre, with its bustling markets, cultural attractions, and beautiful parks, is also just a short walk away, making this location as practical as it is desirable.

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









