



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

Netherway, St. Albans, AL3 4NE
Asking Price £900,000

NO UPPER CHAIN

Set in a sought-after residential spot on Netherway, this attractive THREE BEDROOM chalet bungalow offers over 1,200 sq. ft. of versatile accommodation, a cleverly landscaped tiered rear garden, and excellent scope for family life. With a GARAGE, driveway parking and a separate garden studio/office, the property provides both practicality and lifestyle appeal in a peaceful St Albans setting.

The home is entered via a porch and welcoming entrance hall, leading into flexible ground floor accommodation. At the front sit two well-proportioned bedrooms, served by a family bathroom, making them ideal for guests, children, or use as additional study space.

A bright and spacious open-plan dining and living room to the rear enjoys direct access to the garden, while the adjoining kitchen/breakfast room connects seamlessly, ensuring a sociable flow. Completing the ground floor is a dedicated study, which incorporates the staircase leading to the first floor.

Upstairs, the property features a generous principal bedroom suite, complete with its own bathroom and ample eaves storage. This private top-floor retreat enjoys excellent proportions and versatility, making it an ideal principal bedroom or guest suite.

The tiered rear garden is a real highlight, designed across multiple levels of paving and artificial grass to create both practicality and style. A patio terrace is ideal for al fresco dining, with further terraces providing room for planting, entertaining, or simply relaxing outdoors. At the top of the garden sits a versatile office/studio, perfect for home working, fitness or creative use.

To the front, the property also benefits from a garage and driveway providing off-street parking. Netherway is a highly regarded residential location, offering a peaceful lifestyle while remaining within easy reach of St Albans city centre. The area benefits from excellent local schooling, nearby shops and leisure facilities, and strong transport links including the mainline station with direct services to London St Pancras.

Surrounded by open green spaces and positioned in a tranquil turning, this home offers a wonderful balance of comfort, space and convenience with the advantage of potential to extend (subject to planning permissions).

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









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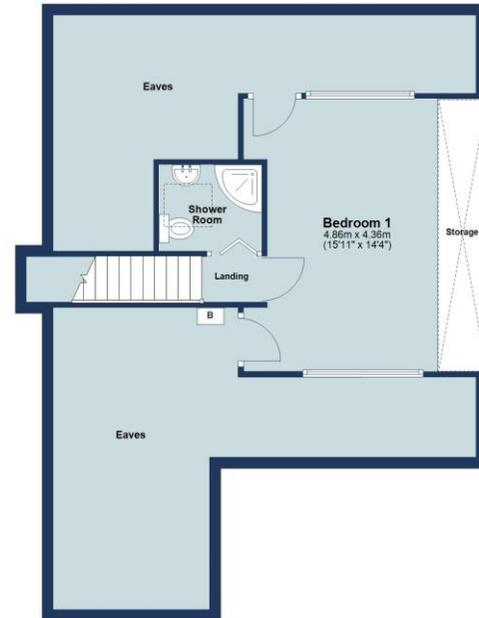
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Ground Floor
Approx. 88.8 sq. metres (956.0 sq. feet)



First Floor
Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage, Garden Room and Eaves not included in the total floor area.
Plan produced using PlanUp.

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