



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

**Elizabeth Court, St. Albans, AL4 9JB**  
**Guide Price £465,000**

## BEAUMONT SCHOOL CATCHMENT - CALL TO VIEW

This attractive THREE BEDROOM home is ideally positioned within a peaceful CUL-DE-SAC, offering a wonderful setting for families or professionals alike. The property is conveniently located close to excellent local schooling, green open spaces, and a range of nearby amenities, ensuring day-to-day living is both easy and enjoyable. Further benefits include a private rear garden, a single GARAGE en-bloc, and additional residents' parking.

Upon entering, an enclosed porch with useful storage space provides a practical welcome before leading into an entrance hall, with stairs rising to the first floor. The spacious, double-aspect living and dining room is filled with natural light and features double doors opening directly onto the rear garden, creating an ideal setting for relaxation, entertaining, or family gatherings. A door leads through to the well-presented kitchen, which enjoys views over the garden and offers ample cupboard and worktop space.

Upstairs, there are three bedrooms, including a generous principal bedroom complete with built-in storage cupboards.

The remaining bedrooms are ideal for children, guests, or use as a home office. A contemporary family bathroom with modern fittings completes the first-floor accommodation.

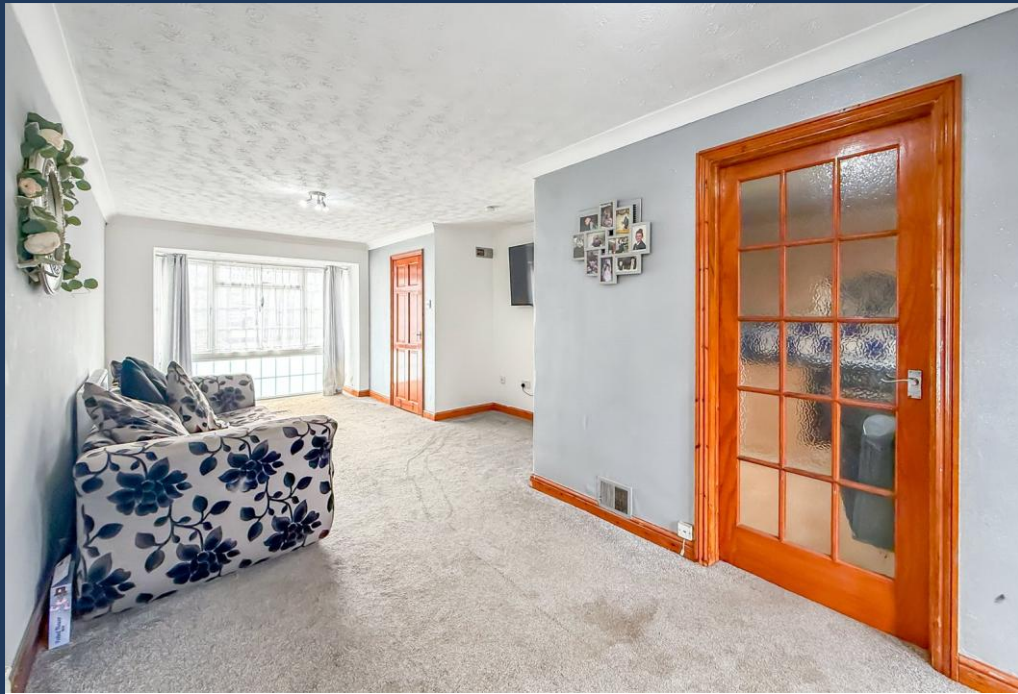
Outside, the rear garden offers both decked and lawned areas perfect for outdoor dining, summer entertaining, or simply enjoying some fresh air. The property also benefits from a single garage en-bloc and further residents' parking, providing convenience and security.

Elizabeth Court is located to the north-east of St Albans, close to the highly sought-after Marshalswick area, which is renowned for its excellent schools, welcoming community, and vibrant local shopping parade. The historic city centre, with its wealth of restaurants, cafés, and leisure facilities, is just a short drive or bus journey away, offering the best of both suburban and city convenience.

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









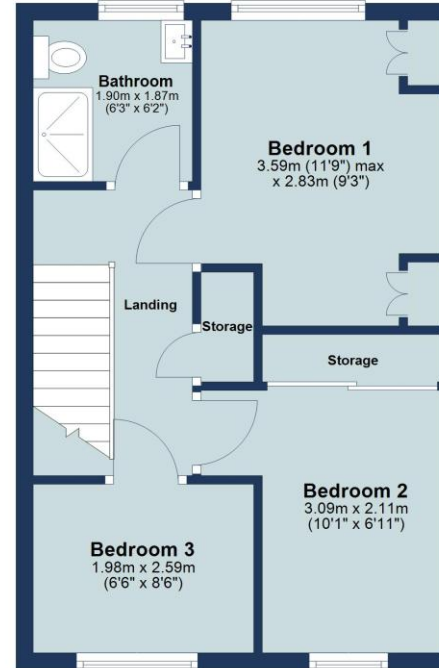
## Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.7 sq. feet)

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

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