



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

Linden Crescent, St. Albans, AL1 5DD
Asking Price £950,000

Tucked away in a peaceful cul-de-sac setting, this beautifully presented four-bedroom semi-detached family home offers over 1,420 sq. ft. of thoughtfully arranged accommodation across three floors.

Enjoying a wonderful open outlook across Longacres Park, the property combines modern family living with a highly desirable location.

The ground floor welcomes you with a bright entrance hall leading to a charming bay-fronted living room, perfect for relaxing evenings. A convenient WC and generous under-stairs storage add practicality.

To the rear, the true heart of the home is the impressive open-plan kitchen/dining/family space. Designed with both everyday living and entertaining in mind, this stylish and spacious area provides ample room for dining and seating.

Sliding doors seamlessly connect the indoors with the garden, allowing natural light to flood the space and creating a wonderful setting for summer gatherings while enjoying views towards the park.

The first floor comprises three well-proportioned bedrooms, along with a contemporary family bathroom. The second floor is dedicated to the superb principal suite, which benefits from elevated views across Longacres Park, useful eaves storage, and a modern en-suite shower room, offering a peaceful retreat away from the rest of the house.

Externally, the property continues to impress. To the front there is an off-street parking space (please note the kerb has not been dropped). The generous rear garden features a patio area ideal for outdoor dining, a well-maintained lawn, and a garden shed, all backing directly onto green open space, providing both privacy and a pleasant outlook.

Linden Crescent is a quiet, family-friendly crescent situated close to the open green spaces of Longacres Park, perfect for dog walking, children's play, and weekend recreation. The property is well positioned for highly regarded local schooling, including Fleetville Infant and junior, Camp primary and nursery and Beaumont Secondary.

For commuters, St Albans City railway station is just over a mile away, offering fast and frequent services into central London.

The historic city centre of St Albans is also within easy reach, providing an excellent selection of boutique shops, popular restaurants, cafés, and leisure facilities.

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









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Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



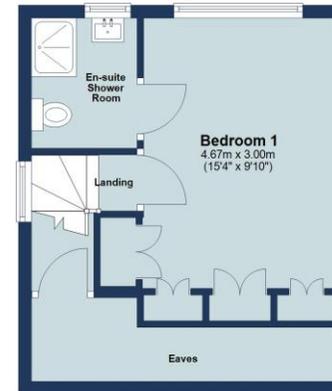
First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Second Floor

Approx. 21.4 sq. metres (229.9 sq. feet)



Total area: approx. 132.3 sq. metres (1423.6 sq. feet)

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

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