



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

Craiglands, St. Albans, AL4 9AH
Asking Price £875,000

This substantial four-bedroom detached family home occupies a generous corner plot in the popular Jersey Farm area of St Albans. Offering spacious and versatile accommodation, including three reception rooms, a garage and off-street parking, the property presents an excellent opportunity for a purchaser to update and personalise a well-proportioned home to their own taste. Offered for sale chain free, it is particularly well suited to family life.

The ground floor is arranged around a welcoming entrance hall with useful built-in storage and a guest WC. There are three separate reception rooms, providing an excellent degree of flexibility. The generously proportioned living room enjoys views over the rear garden, with sliding doors opening directly onto the patio, while the separate dining room provides ample space for entertaining and family occasions. A further family room could equally work as a study, playroom or additional sitting room.

The kitchen is fitted with a range of wall and base units and is complemented by a separate utility room, providing additional storage and practical workspace. The overall ground-floor arrangement offers plenty of scope for buyers looking to create a contemporary style of living, subject to any necessary consents.

Upstairs, the principal bedroom is a particularly impressive feature of the house.

Extending to approximately 24'8" at its maximum dimension, it is exceptionally spacious and benefits from extensive fitted storage.

Three further bedrooms provide comfortable accommodation for family or guests, with the flexibility for one to be used as a home office if required. A shower room and additional built-in storage complete the first floor.

Outside, the property benefits from established gardens which wrap around the house, enhancing the sense of space afforded by its corner position. To the rear, a paved terrace provides an ideal spot for outdoor seating and dining, opening onto an established lawn with mature planting around the boundaries. The property also has the considerable advantage of a garage together with off-street parking.

Jersey Farm is an established and popular residential area, particularly convenient for families. Skyswood Primary & Nursery School is approximately 559 metres away, while Sandringham School is approximately 732 metres from the property.

The area also offers convenient access to local amenities and green open spaces, with the wider shopping, leisure and recreational facilities of St Albans within easy reach.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C









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Ground Floor

Approx. 96.5 sq. metres (1039.1 sq. feet)



First Floor

Approx. 71.3 sq. metres (767.6 sq. feet)
(excluding Eaves)



Total area: approx. 167.8 sq. metres (1806.7 sq. feet)

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

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