



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

Arthur Road, St. Albans, AL1 4SZ  
Asking Price £535,000

Located within the ever-popular Fleetville area, this charming two-bedroom terraced cottage offers character, comfort and a highly convenient setting close to local amenities and transport links.

The property has been thoughtfully arranged to provide a welcoming and well-balanced home. A particular highlight is the beautiful living and dining room, which offers a bright and inviting space for both everyday living and entertaining. This room retains a sense of character while comfortably accommodating dining and seating areas, making it a versatile and sociable heart of the home.

The separate kitchen is positioned to the rear, offering a practical and functional layout with good storage and worktop space. This arrangement provides a clear distinction between living and cooking areas, which will appeal to many buyers.

Upstairs, the cottage offers two well-proportioned bedrooms, both suited to a range of uses including a main bedroom, guest room or home office. These are served by a family bathroom, completing the internal accommodation.

Externally, the property benefits from a west facing rear garden, which enjoys afternoon and evening sunlight and provides an excellent space for outdoor dining, relaxation or gardening. This outdoor area adds valuable lifestyle appeal and complements the internal accommodation well.

Further benefits include residents parking, offering practical convenience in this established residential area.

The Fleetville location is a key attraction, known for its strong community feel and excellent range of local shops, cafés and services. The area is also well positioned for access to the city centre and mainline station, making it popular with a wide range of buyers.

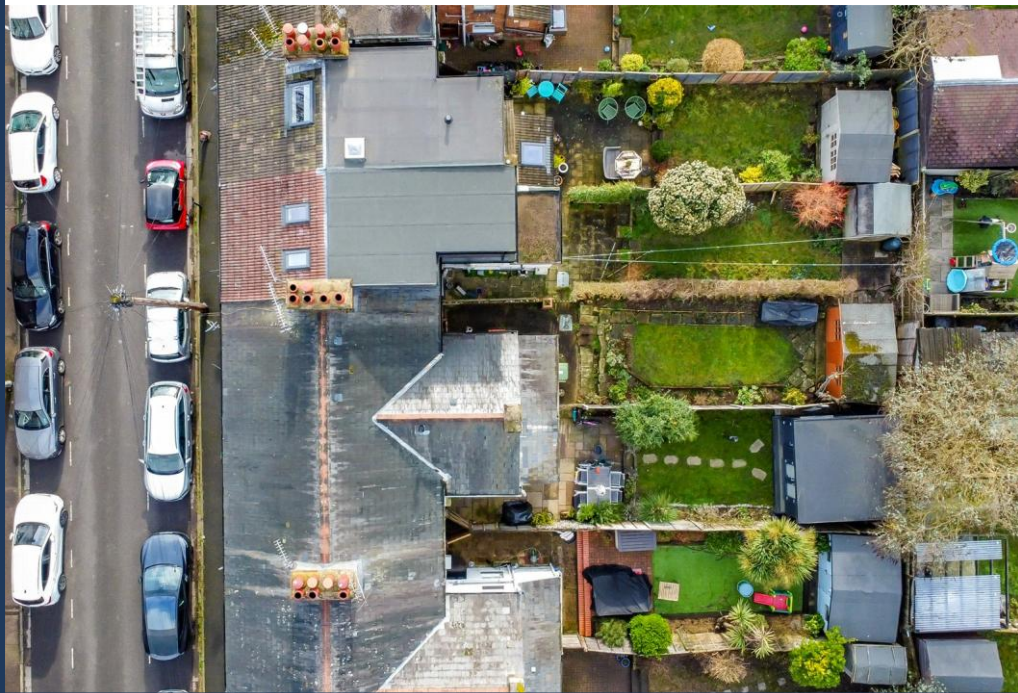
Overall, this is a delightful, terraced cottage that combines character features, a well-planned layout and a sought-after location. An excellent opportunity for buyers seeking a comfortable home in one of St Albans' most desirable residential areas.

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









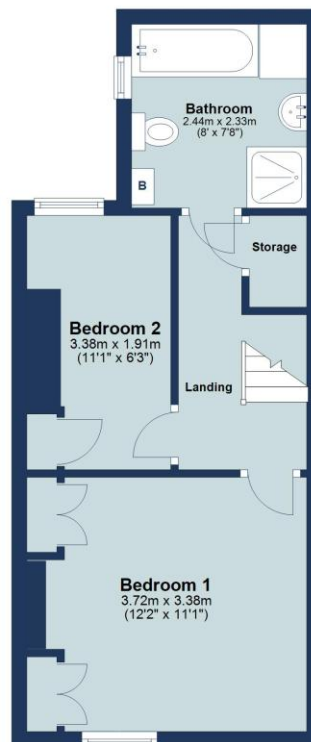
### Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



### First Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



Total area: approx. 66.5 sq. metres (716.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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