



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

Ely Road, St. Albans, AL1 5NA  
Asking Price £795,000

Situated on the ever-popular Ely Road is this beautifully presented three-bedroom semi-detached family home that offers spacious and stylish accommodation throughout.

The property welcomes you with a bright entrance hall leading to a bay-fronted living room, providing a warm and inviting space to relax.

To the rear, the heart of the home is a stunning open-plan kitchen/dining/family room, thoughtfully designed for modern living and entertaining, with bi-fold doors opening directly onto the garden and flooding the space with natural light. A practical utility room with adjoining W.C. adds further convenience to the ground floor.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from driveway parking to the front, while the generous rear garden is mainly laid to lawn, offering an excellent space for children, entertaining, or future landscaping potential.

The Camp area is renowned for its friendly community atmosphere and superb access to local amenities, including shops, cafés, parks, and excellent schools. St Albans city centre and its mainline station is just one mile away, making it an ideal choice for commuters.

A fantastic opportunity to acquire a superb family home in a prime residential location.

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



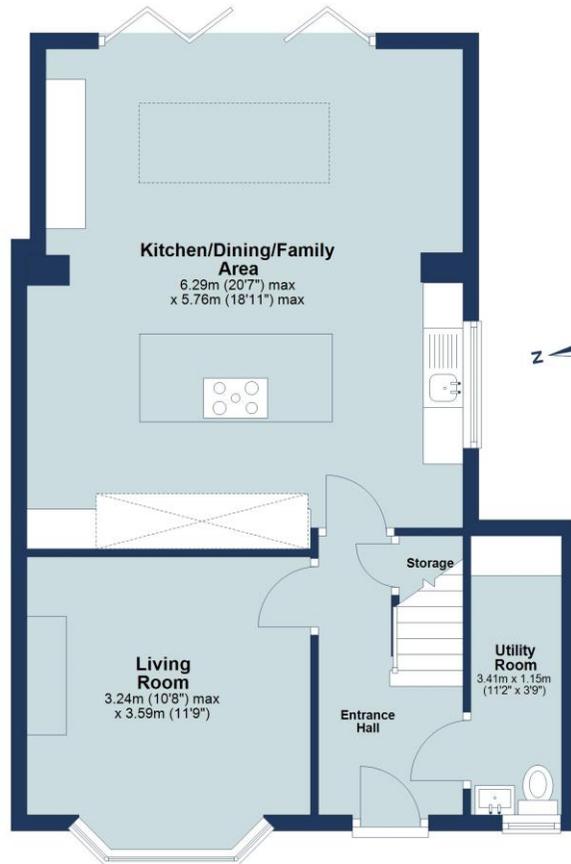






## Ground Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 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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