



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

St. Vincent Drive, St. Albans, AL1 5SL
Asking Price £675,000

This attractive semi-detached family home is offered with NO UPPER CHAIN and is a blank canvas for a buyer to put their own stamp on. It offers spacious and well-balanced accommodation, complemented by a generous garden and driveway parking, all set within a convenient residential location close to local schools, amenities and green open spaces.

The ground floor provides excellent living space designed to suit family life. A particular highlight is the large living and dining area, which creates a bright and sociable environment ideal for both everyday relaxation and entertaining. The generous proportions of this room allow for clearly defined seating and dining zones, while natural light enhances the welcoming atmosphere.

In addition, the property benefits from a large, well-appointed kitchen to the front with fitted appliances, plenty of storage, separate utility area, serving hatch to dining area, and side access.

Further enhancing the ground floor accommodation is a convenient downstairs WC, adding practicality for family life and visiting guests.

Upstairs, the home offers three well-proportioned bedrooms, providing comfortable accommodation for families, guests or home working. The property benefits from two bathrooms, ensuring flexibility and ease.

Externally, the property enjoys a generous rear garden, thoughtfully arranged with both patio and lawn areas plus an additional secure storage building.

This outdoor space is ideal for entertaining, children's play or simply relaxing during the warmer months, offering a pleasant and private setting.

To the front, driveway parking provides valuable off-street convenience.

The location is particularly appealing, with the home positioned close to local schools, shops and attractive green open spaces, allowing easy access to everyday amenities as well as opportunities for outdoor leisure.

Overall, this is a well presented and practical family home offering spacious living accommodation, useful external features and a convenient setting within St Albans.

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









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Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



First Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 122.9 sq. metres (1322.5 sq. feet)

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

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