



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

Church Street, St Albans, AL3 5NG
Asking Price £565,000

Offered to the market with no upper chain, this charming period home enjoys a highly desirable position within the heart of St Albans city centre.

Combining character features with modern conveniences, the property presents an excellent opportunity for first time buyers, professional couples or those seeking a well located home within easy reach of the city's extensive amenities.

The accommodation is both welcoming and well balanced, beginning with a bright living room to the front of the property which provides a comfortable space for relaxing and entertaining.

To the rear, the modern kitchen has been thoughtfully designed with a range of contemporary units, ample worktop space and room for everyday dining, creating a practical and stylish hub to the home.

A well-appointed bathroom is conveniently located on the ground floor.

The first floor offers two well-proportioned bedrooms, both enjoying plenty of natural light and providing comfortable accommodation suited to a variety of lifestyles.

A particular feature of the property is the generous rear garden, offering a wonderful outdoor space for dining, entertaining and relaxation.

Situated within the garden is a versatile garden room, ideal for home working, hobbies, a gym or additional recreational space, further enhancing the flexibility of the accommodation.

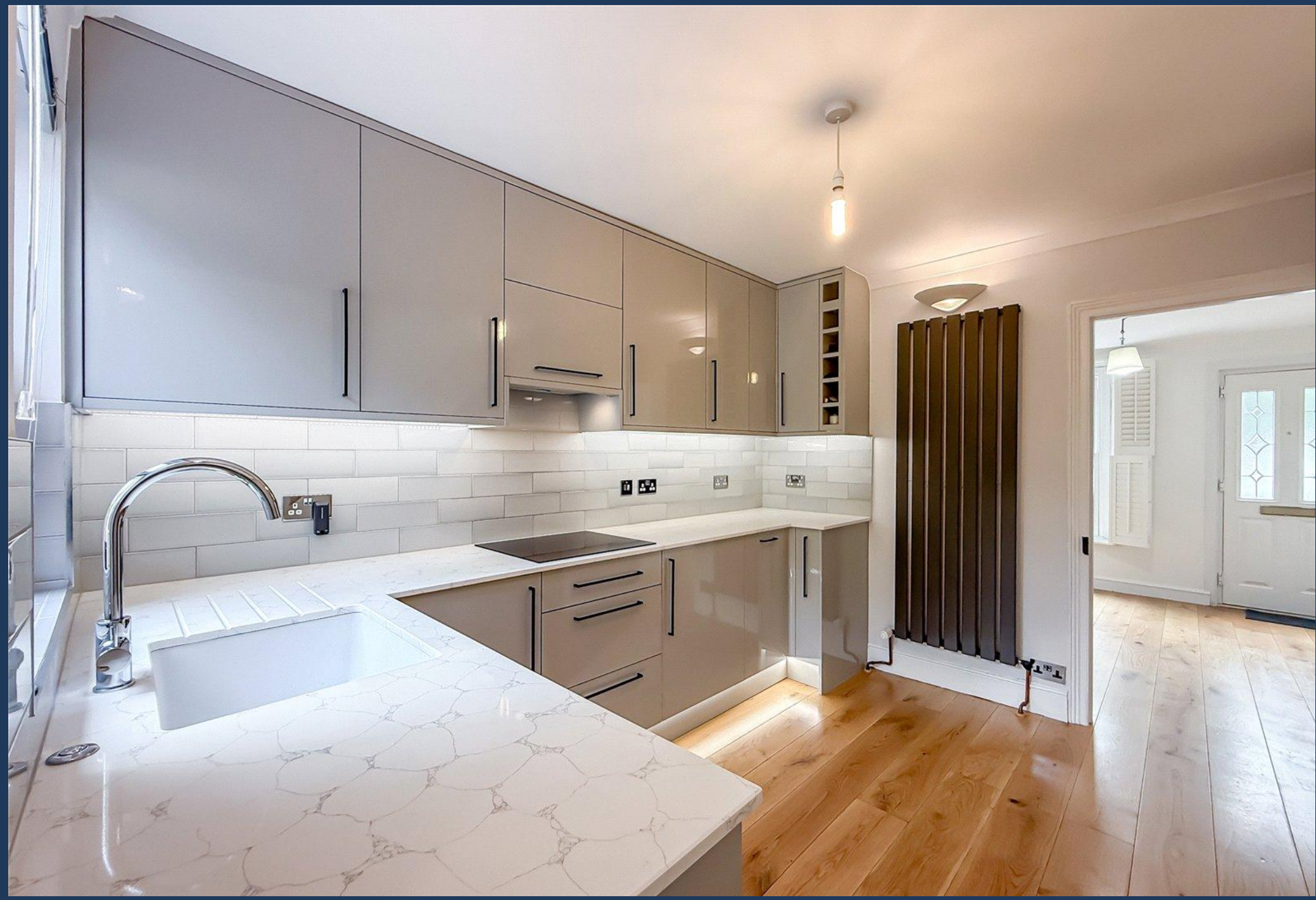
Residents' on-road parking is available nearby, whilst the city centre location places a wide selection of shops, restaurants, leisure facilities and transport links within easy reach.

The property also benefits from being within the catchment area of several highly regarded local schools, further enhancing its appeal to a wide range of buyers.

Combining period charm, a generous garden and a highly convenient setting, this attractive home represents a superb opportunity in one of St Albans' most sought-after locations.

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



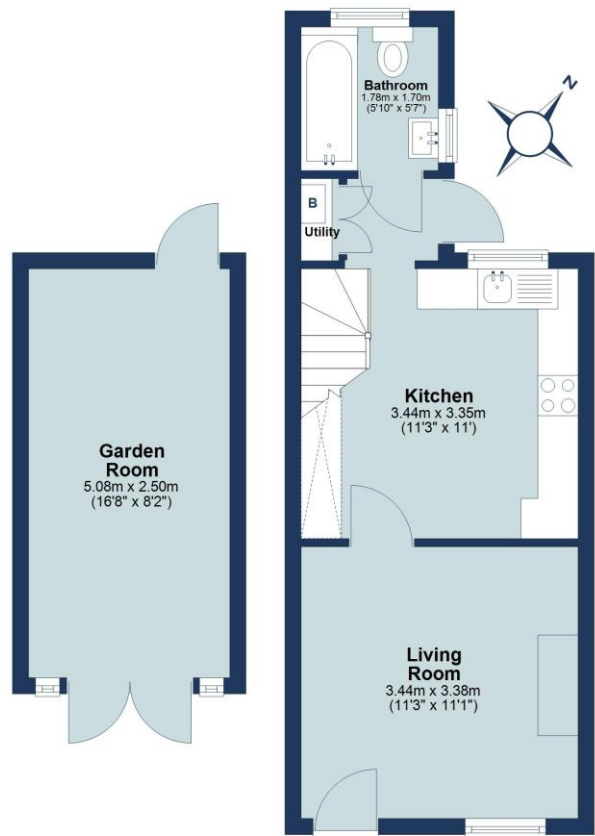






Ground Floor

Approx. 28.6 sq. metres (307.9 sq. feet)
(excluding Garden Room)



First Floor

Approx. 23.5 sq. metres (252.8 sq. feet)



Total area: approx. 52.1 sq. metres (560.7 sq. feet)

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

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