



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

Wetherall Mews, St. Albans, AL1 1AS
Asking Price £850,000

This attractive three-bedroom terraced townhouse is offered for sale with no onward chain and is set within an exclusive mews development in the very heart of St Albans.

Combining modern accommodation with a prime central location, the property is ideally suited to professionals, families, or downsizers seeking convenience and character in equal measure.

The ground floor opens into a welcoming entrance hall, with stairs rising to the upper floors and useful under-stairs storage. To the front, a well-appointed kitchen/dining room enjoys a charming bay window, creating a bright and sociable space ideal for both everyday living and entertaining.

To the rear, the living room is filled with natural light and features windows and a door opening directly onto the garden, offering a pleasant indoor-outdoor connection. A convenient ground floor WC completes the layout.

The first floor provides two well-proportioned bedrooms, both offering flexibility for use as guest accommodation, children's rooms, or a home office. Bedroom two benefits from a bay window overlooking the rear garden. A family bathroom serves this floor.

The entire second floor is dedicated to the principal bedroom suite, creating a private and peaceful retreat. This space features Velux windows, eaves storage, and a modern en-suite shower room.

Outside, the rear garden offers a combination of patio and lawn areas along with a garden shed. To the side, the property benefits from allocated parking for two cars, an increasingly valuable feature in such a central location.

Wetherall Mews enjoys an enviable position within walking distance of a wide range of amenities, including the popular The Odyssey Cinema, a beautifully restored Art Deco cinema, as well as an array of independent shops, cafés, restaurants, and bars.

St Albans itself is one of Hertfordshire's most desirable locations, renowned for its rich history, vibrant city centre, and excellent transport links.

The city is home to the stunning St Albans Cathedral, which dates back to Norman times, as well as the expansive Verulamium Park, offering beautiful green open spaces, lakes, and Roman heritage sites. Residents benefit from a thriving food and drink scene, a regular street market, and a strong sense of community.

For commuters, St Albans offers fast and direct rail services into London, making it a highly attractive base for those working in the capital while enjoying a more relaxed lifestyle outside the city.

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











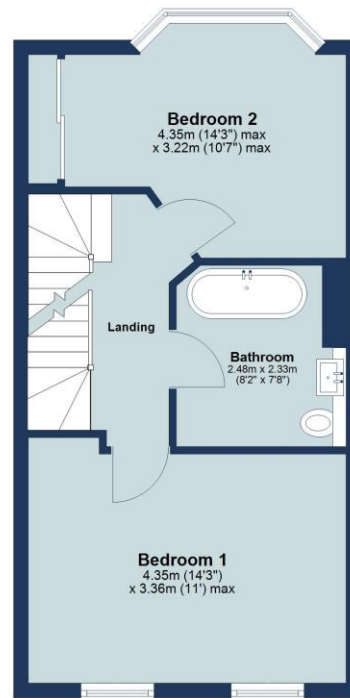
Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



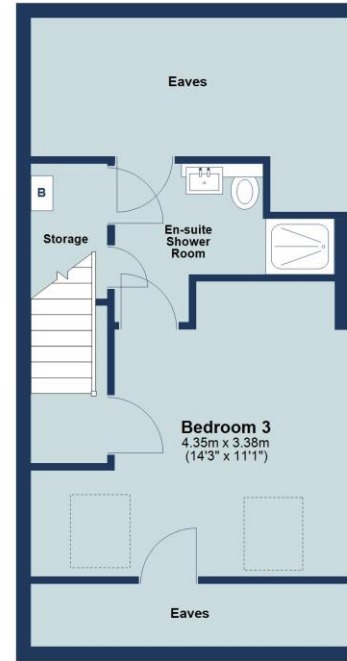
First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.2 sq. feet)
(excluding Eaves, Eaves)



Total area: approx. 101.0 sq. metres (1087.2 sq. feet)

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

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