



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

Nelson Avenue, St. Albans, AL1 5SE
Asking Price £1,250,000

Situated on a popular residential road close to the highly regarded Mile House area of St Albans, this attractive detached family home offers spacious and well-balanced accommodation throughout, ideal for modern family living.

Combining generous room proportions with a practical layout, the property is perfectly suited to growing families seeking a home within easy reach of excellent local amenities, schooling and transport links.

The ground floor features two versatile reception rooms, providing flexible living and entertaining space to suit a variety of lifestyles.

The main living room offers a bright and welcoming environment for relaxing, whilst the additional reception room could serve equally well as a formal dining room, family room or home office.

The kitchen is well positioned to overlook the rear garden, creating a practical and sociable hub to the home.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, whilst the overall layout provides excellent flexibility for families of all sizes.

Externally, the enclosed rear garden enjoys a private aspect and offers an ideal setting for outdoor dining, entertaining and family enjoyment throughout the warmer months.

To the front, the property further benefits from driveway parking and an attached garage, providing both convenience and additional storage.

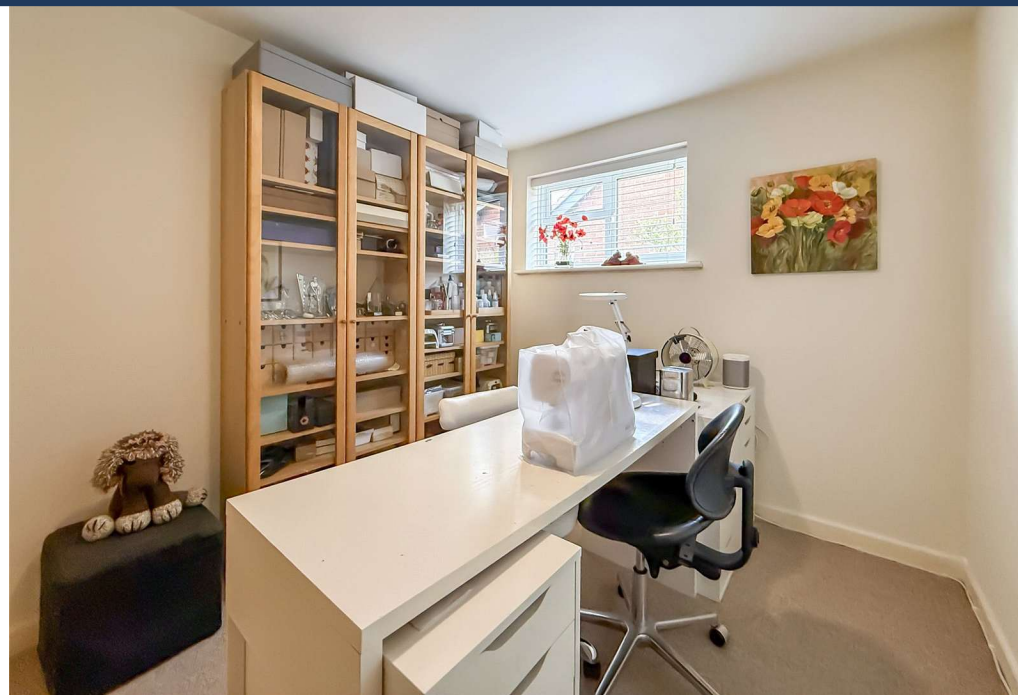
Homes within this established part of St Albans continue to prove highly desirable thanks to their excellent access to nearby parks, highly regarded schooling, local shopping facilities and the city centre, making this a wonderful opportunity to acquire a detached family home in a sought-after location.

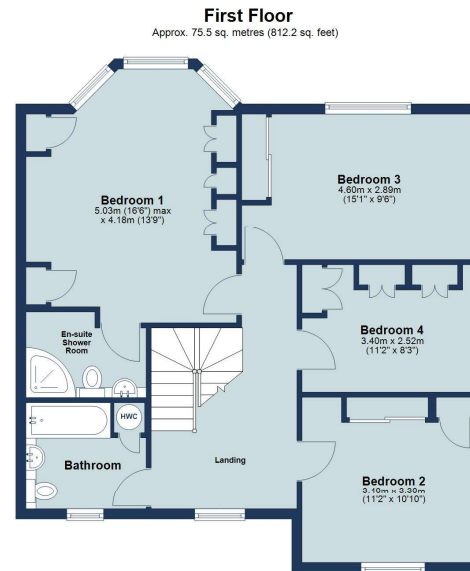
Tenure: Freehold
Council Tax Band: G
EPC Rating: C











Total area: approx. 189.3 sq. metres (2037.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

tel 01727 898150
envelope stalbans@bradfordandhowley.com
location 8 Chequer Street, St Albans, Herts, AL1 3XZ