



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

Riverside Road, St. Albans, AL1 1SF
Asking Price £750,000

Situated in a quiet and highly desirable location adjacent to the Watercress Wildlife Conservation area, this charming three-bedroom character terrace offers a rare combination of period charm, modern comfort and beautiful natural surroundings.

The property has been thoughtfully renovated, blending original character with contemporary finishes to create a stylish and welcoming home.

The ground floor centres around a well-appointed kitchen and breakfast room, providing a practical yet sociable space for everyday living. This area is complemented by comfortable reception space, creating a home that feels both inviting and functional.

A notable feature is the inclusion of a basement room, offering valuable additional space that can be used for a variety of purposes such as a home office, snug, hobby room or storage, depending on individual requirements.

The home benefits from underfloor heating, enhancing comfort and efficiency while contributing to the clean and modern feel of the interior.

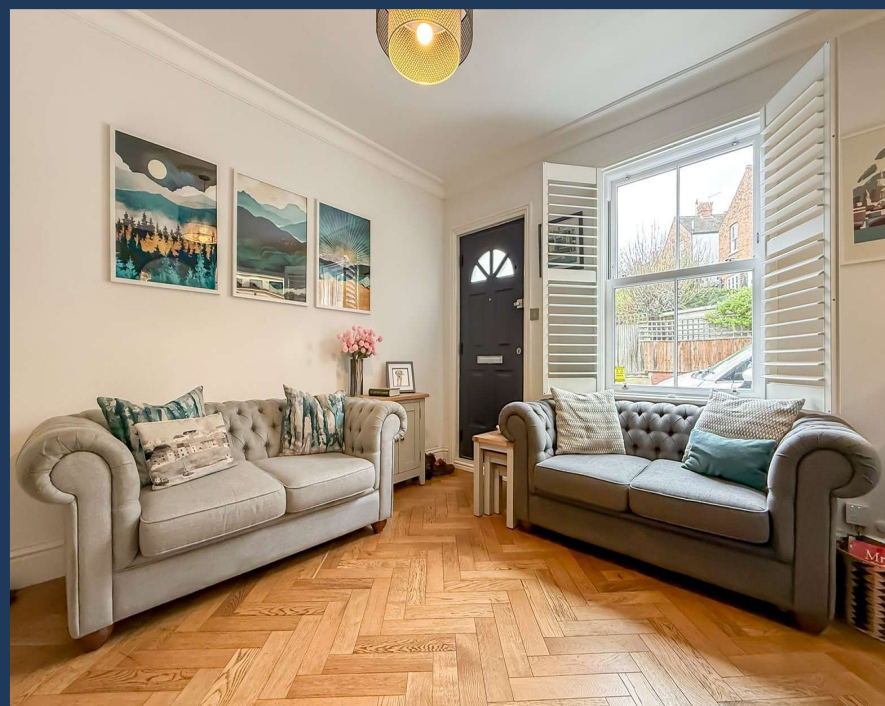
Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation suited to families, professionals or those seeking a city base with character. The layout allows for a range of uses, including guest space or home working.

To the rear, the property enjoys stunning views across the Watercress Wildlife Conservation area, creating a peaceful and scenic backdrop that is rarely found so close to the city. This outlook provides a strong connection to nature and enhances the sense of privacy and tranquillity.

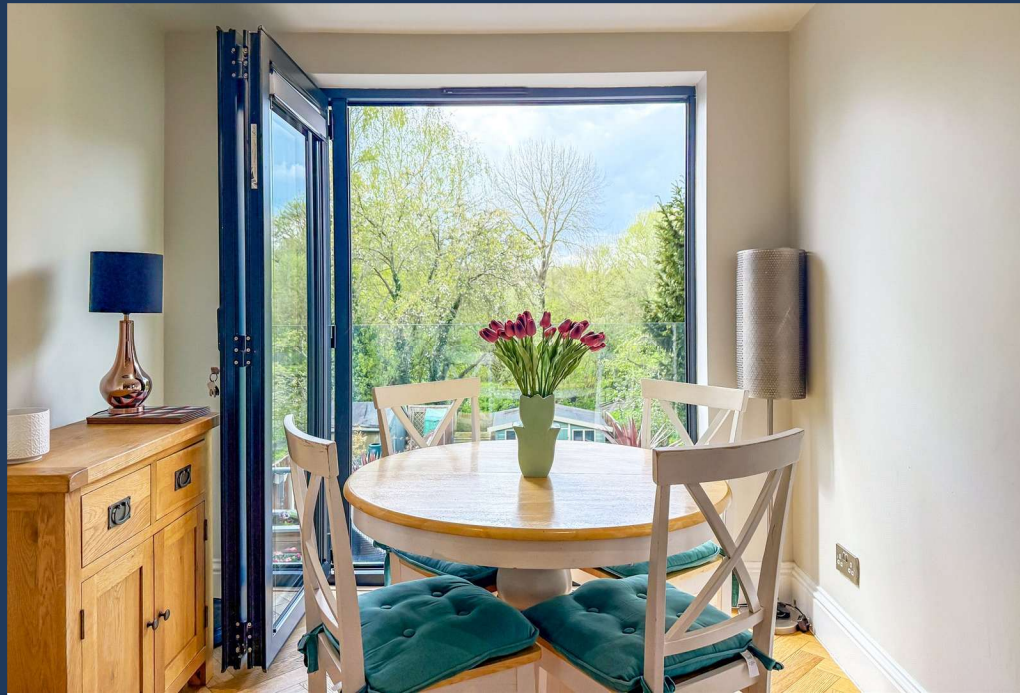
The setting is a particular highlight. Despite being close to the heart of St Albans, the home enjoys a quiet and tucked away position, ideal for those seeking a balance between convenience and calm surroundings.

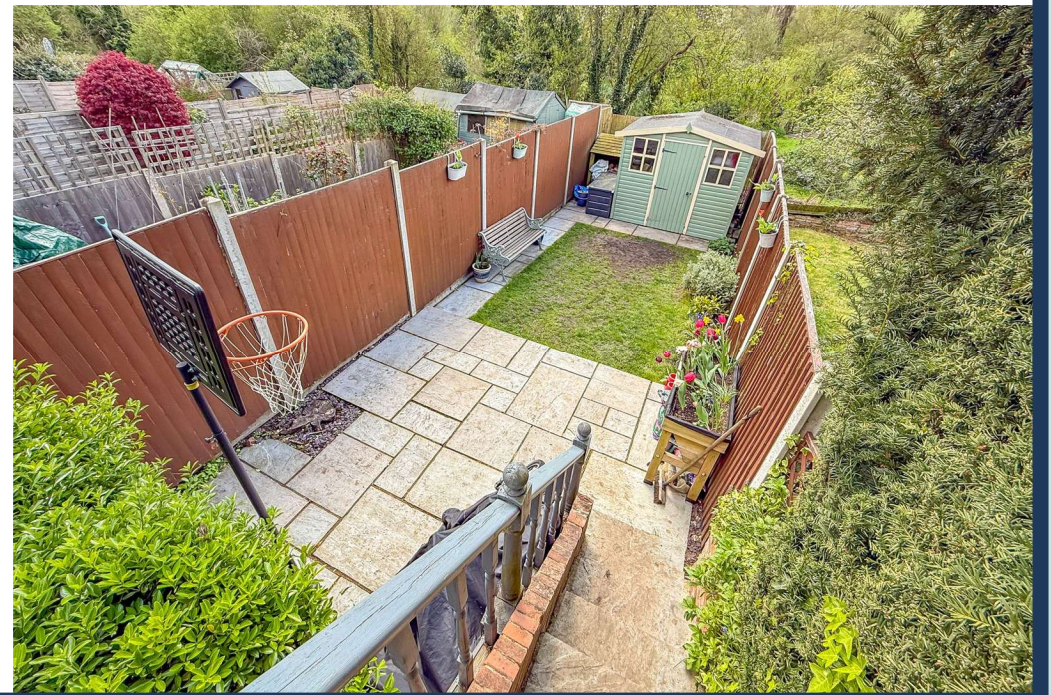
Overall, this is a beautifully presented and characterful home offering stylish interiors, additional flexible space and a truly special outlook, making it a rare opportunity within the St Albans market.

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









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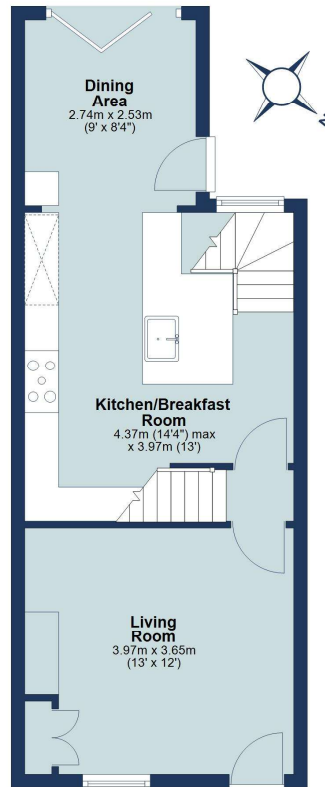
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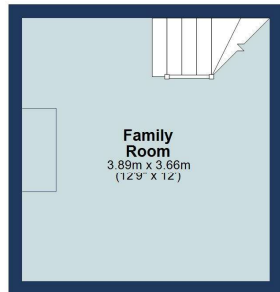
Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



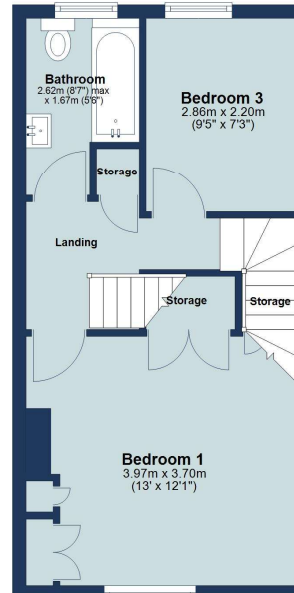
Basement

Approx. 14.2 sq. metres (153.2 sq. feet)



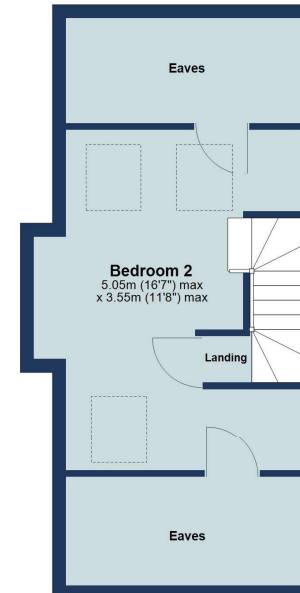
First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.4 sq. feet)
(excluding Eaves, Eaves)



Total area: approx. 106.3 sq. metres (1143.9 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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