



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

Chime Square, St. Albans, AL3 5JZ
Asking Price £1,200,000

Occupying an enviable position within the highly sought after Chime Square development, this exceptional four-bedroom, three-bathroom townhouse offers almost 1,700 sq. ft. of impeccably appointed accommodation, thoughtfully arranged over four expansive floors.

Finished to an excellent standard throughout, the property combines contemporary design with versatile family living in a prime city centre setting.

The welcoming entrance hall offers a practical storage area before leading into a versatile family room.

Beyond, the home opens into a stunning open-plan kitchen and dining area, thoughtfully designed as the heart of the property. This exceptional space features high-quality fitted cabinetry, ample room for both dining and entertaining, and impressive bi-fold doors that open onto the beautifully landscaped rear garden, creating a seamless transition between indoor and outdoor living.

Enhancing both comfort and efficiency, the entire ground floor benefits from underfloor heating throughout.

The first floor is dedicated to relaxation and entertaining, featuring an elegant principal reception room with access to a private balcony, offering a wonderful outlook and an abundance of natural light.

This level also benefits from a generous double bedroom with a stylish en-suite shower room, providing ideal accommodation for guests or older children.

The second floor hosts the impressive principal bedroom suite, complete with bespoke fitted wardrobes and served by a beautifully appointed luxury bathroom. A further spacious bedroom on this floor offers excellent flexibility as a guest room, nursery or home office.

The top floor provides an outstanding guest or teenager suite, comprising a generous double bedroom with its own contemporary en-suite shower room, together with extensive eaves storage.

Outside, the beautifully landscaped rear garden has been thoughtfully designed to provide a peaceful and private retreat, perfect for relaxing or entertaining.

To the front, the property benefits from two private off-street parking spaces, an electric vehicle charging point, additional visitor parking, and a secure external storage cupboard, ideal for bicycles and outdoor equipment.

Perfectly positioned within the heart of the city, Chime Square offers immediate access to an excellent selection of boutique shopping, restaurants, cafés and leisure facilities, while highly regarded schools and the mainline railway station are all within easy reach.

This outstanding home effortlessly combines generous proportions, contemporary elegance and an exceptionally convenient location, making it an ideal choice for discerning families and professionals alike.

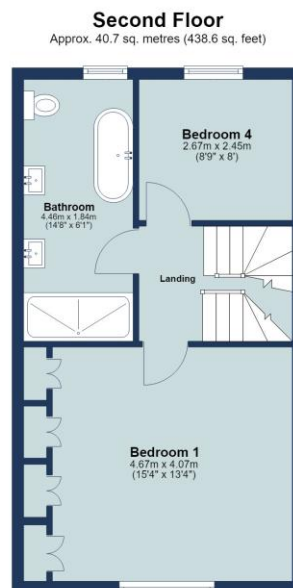
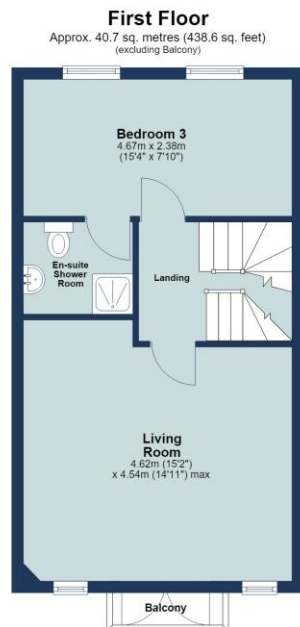
Tenure: Freehold
Council Tax Band: F
EPC Rating: C











Total area: approx. 157.6 sq. metres (1696.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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