



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

Kings Road, St. Albans, AL3 4TQ
Asking Price £900,000

Enjoy the perfect combination of period charm, versatile living space and a highly desirable location with this attractive three-bedroom, two-bathroom period property, situated within the prestigious and sought-after St Michael's area of St Albans.

The property opens through the front door into a welcoming living/dining area, providing a comfortable space for both relaxing and entertaining. Stairs rise to the first floor, while a door leads through to the kitchen/breakfast room positioned at the rear of the home.

This bright and practical space benefits from bi-fold doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

The first floor comprises two well-proportioned bedrooms. Bedroom one benefits from its own en-suite facilities, while a further shower room serves the remainder of the floor. Continuing to the second floor, there is a further bedroom together with useful eaves storage, providing excellent additional storage.

Externally, the property benefits from permit parking for residents to the front. To the rear is a low-maintenance garden, featuring a patio area ideal for outdoor seating and entertaining. The garden also benefits from a garden room and a partial garage, currently providing valuable additional storage.

The garden room offers versatile space and could be utilised in a number of ways to suit individual requirements, whether as a home office, hobby room, gym or additional relaxation space.

The property is ideally positioned within the popular St Michael's area, known for its attractive residential surroundings and close proximity to the amenities and attractions of St Albans.

The city centre is within easy reach, offering a wide range of shops, restaurants, cafés and leisure facilities, while Verulamium Park provides an excellent nearby setting for walks, recreation and outdoor activities.

Families will also appreciate the excellent choice of schools in and around the area, while St Albans City mainline station provides convenient transport links for commuters, including direct services into London.

This is a wonderful opportunity to acquire a characterful and well-designed family home in one of St Albans' most desirable neighbourhoods, offering flexible accommodation, attractive outdoor space and an enviable location.

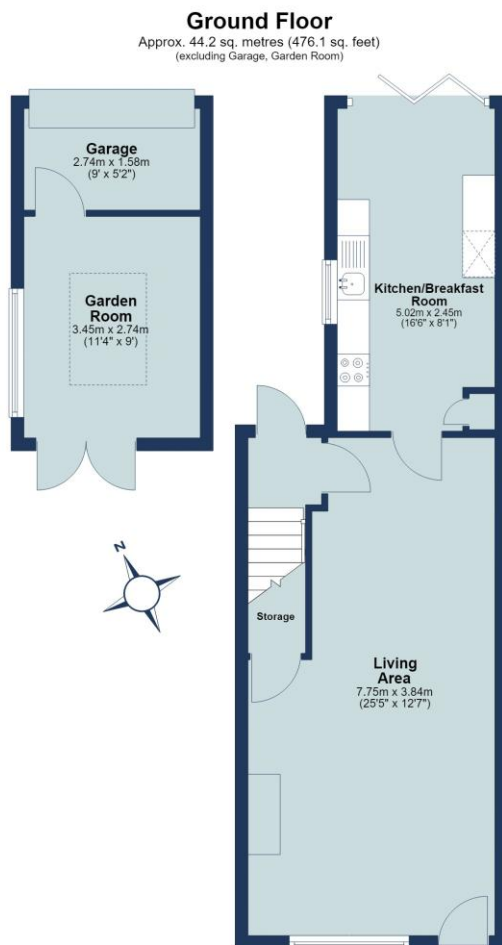
Tenure: Freehold
Council Tax Band: E
EPC Rating: D



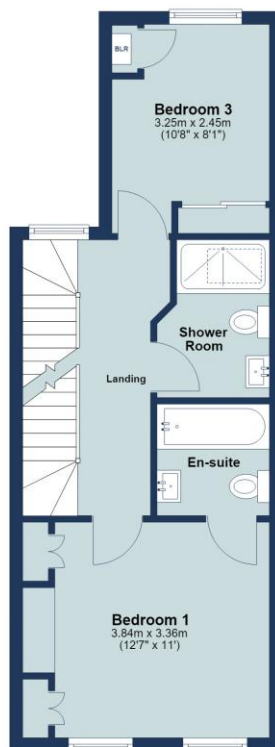








First Floor
Approx. 38.0 sq. metres (408.7 sq. feet)



Second Floor
Approx. 16.5 sq. metres (177.4 sq. feet)
(excluding Eaves)



Total area: approx. 98.7 sq. metres (1062.3 sq. feet)

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

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