



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

Rodney Avenue, St. Albans, AL1 5SU
Asking Price £600,000

Offered for sale with no upper chain, this spacious three-bedroom semi-detached family home presents an excellent opportunity for buyers seeking a well-located property with generous living accommodation and scope to personalise.

The property is approached via a driveway providing off-street parking and opens into a useful entrance porch, leading through to a welcoming hallway.

The entrance hall provides access to a convenient ground-floor WC, stairs rising to the first floor, and a versatile family room that could also serve as a home office, playroom or additional reception room.

To the front of the property is a bright and spacious living room, offering ample space for relaxation and everyday family life. This room flows through to a separate dining room, creating an ideal layout for both family meals and entertaining.

Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to fill the space and providing an attractive connection between the indoor and outdoor areas. A door from the dining room leads into the kitchen, which completes the ground-floor accommodation.

On the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. The accommodation is ideally suited to growing families, with flexible bedroom space that can also accommodate home working if required.

Externally, the property benefits from a mature rear garden offering a pleasant outdoor space to enjoy throughout the year. In addition, there is a large storage room providing valuable space for bicycles, tools, gardening equipment or general household storage.

Rodney Avenue is conveniently situated close to Foxcroft Playing Fields and the local amenities of Cell Barnes Lane, while the city centre of St Albans is within easy reach. The area is popular with families thanks to its range of nearby schools, open green spaces and excellent transport links.

Combining generous accommodation, a mature garden, off-street parking and a desirable location, this chain-free home offers an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

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



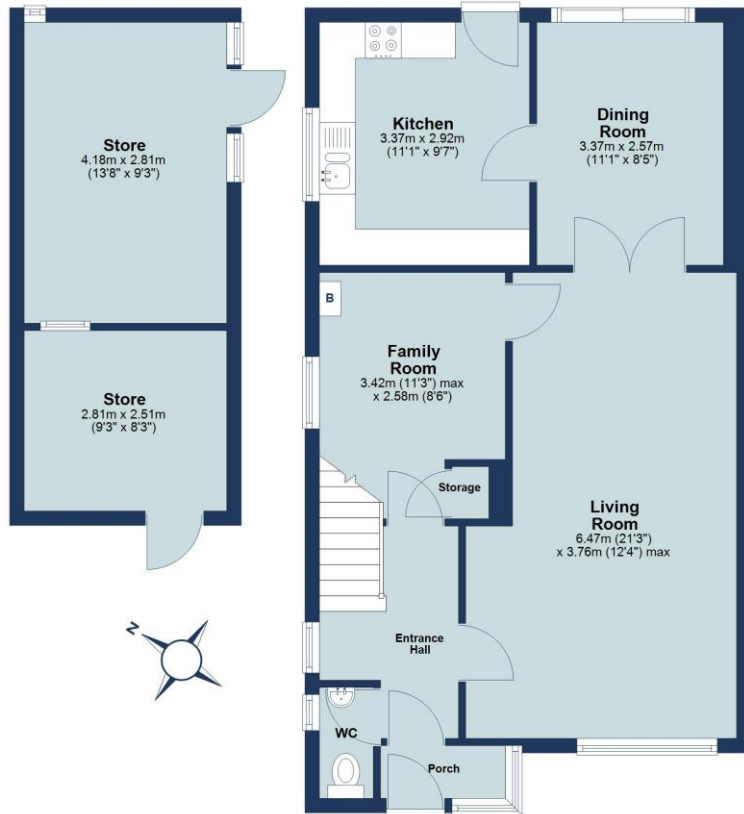






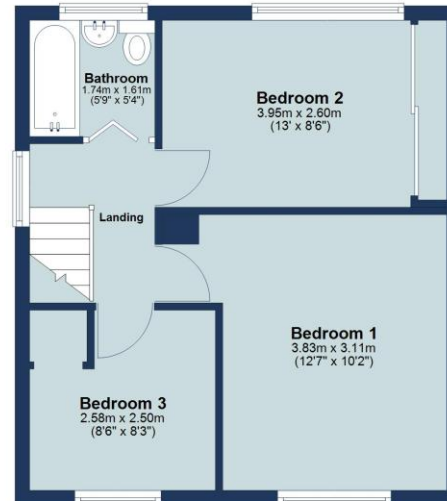
Ground Floor

Approx. 59.7 sq. metres (642.6 sq. feet)
(excluding Store, Store)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 sq. feet)

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

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