



**BRADFORD
& HOWLEY**
HARPEN DEN | MARSHALSWICK | ST ALBANS

Wynchlands Crescent, St. Albans, AL4 0XL
Guide Price £400,000

A well-presented two double-bedroom home, situated within walking distance of Beaumont School and Oaklands College, and thoughtfully updated by the current owners.

Internally, the property offers a comfortable sitting room with stairs leading to the first floor and a door opening into a separate kitchen.

The first floor comprises a double bedroom and a family bathroom, while a second staircase leads to the top floor, which has been dedicated to the principal bedroom and benefits from bespoke fitted furniture.

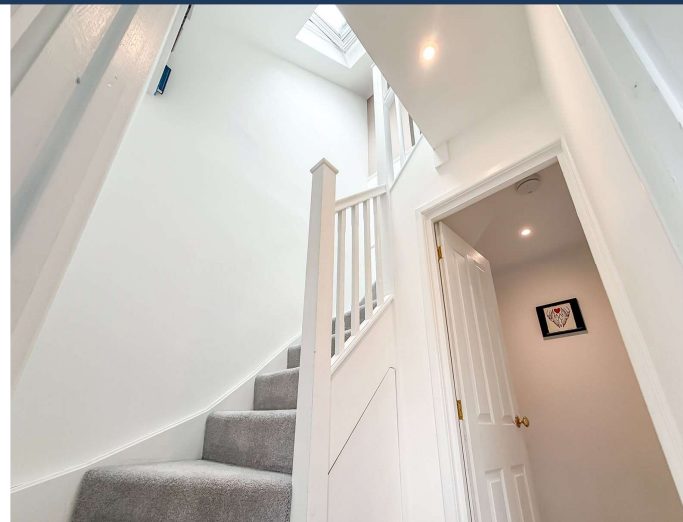
Externally, the property features a private courtyard-style garden to the side of the house, which in turn leads to the allocated parking area, complete with an electric vehicle charging point.

Conveniently located in the popular AL4 area, the property falls within the catchment area for the highly regarded Beaumont School and offers excellent access to local amenities, transport links, and nearby green spaces.

Tenure: Freehold

Council Tax Band: C

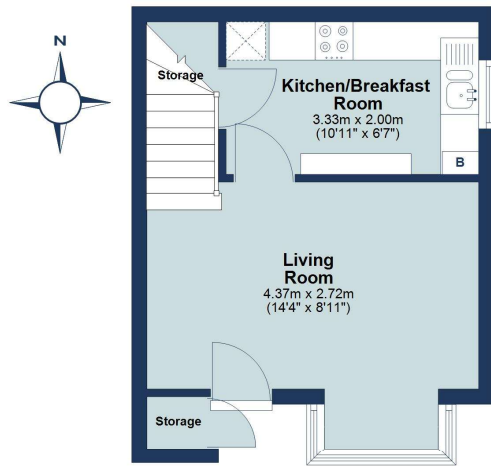
EPC Rating: C





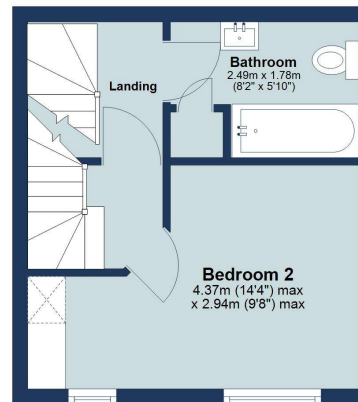
Ground Floor

Approx. 22.8 sq. metres (245.9 sq. feet)



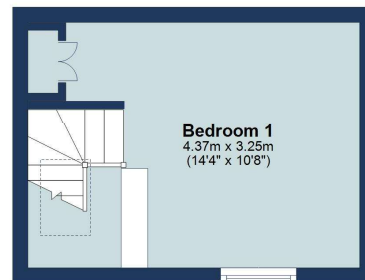
First Floor

Approx. 21.1 sq. metres (226.9 sq. feet)



Second Floor

Approx. 14.2 sq. metres (152.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 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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