



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

Alexandra Road, St. Albans, AL1 3AZ
Asking Price £650,000

Enjoying a convenient position on Alexandra Road, this attractive terraced home combines character, practicality and excellent access to both St Albans City Centre and St Albans City Station.

The ground floor comprises a welcoming entrance hall, a cosy living room to the front aspect, and an impressive open-plan kitchen/dining room to the rear.

The kitchen is thoughtfully designed around a central island, creating a fantastic space for both everyday living and entertaining.

Accessed from the dining area is a useful basement, currently utilised as a storage space.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, all presented in good decorative order.

Externally, the property benefits from a generous rear garden featuring both patio and lawn areas, providing the perfect setting for outdoor dining, relaxation and family enjoyment.

To the front, residents' on-road parking is available.

Alexandra Road is conveniently located within walking distance of the vibrant city centre, which offers an excellent selection of shops, restaurants, cafés and leisure facilities.

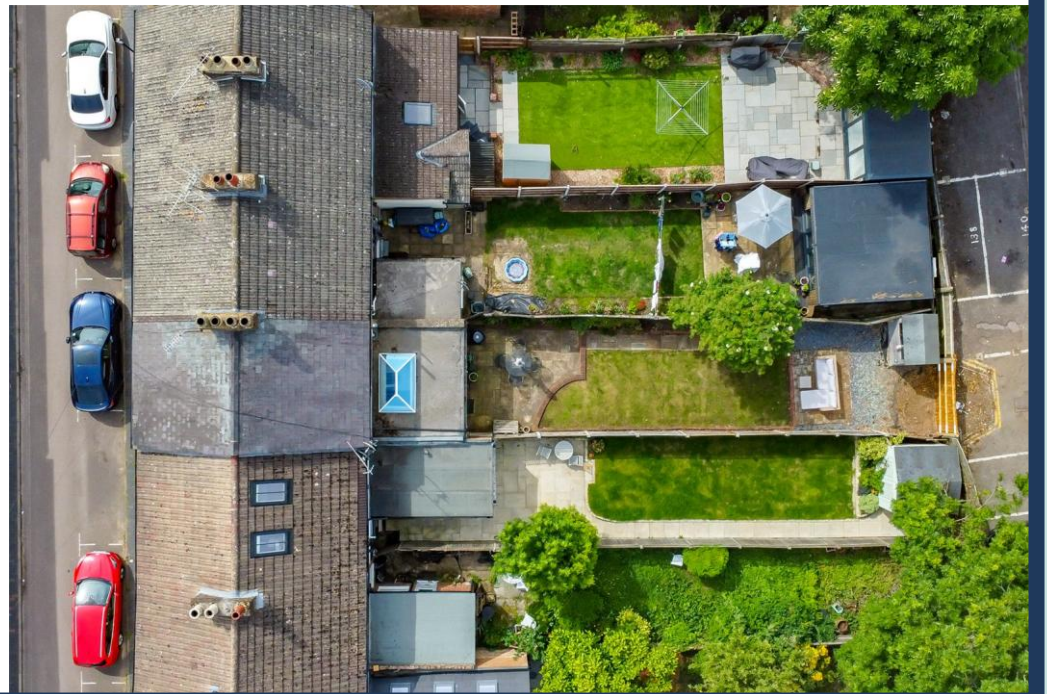
St Albans City Station is also nearby, providing direct rail services into London St Pancras, making this an ideal location for commuters and those seeking the convenience of city living.

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









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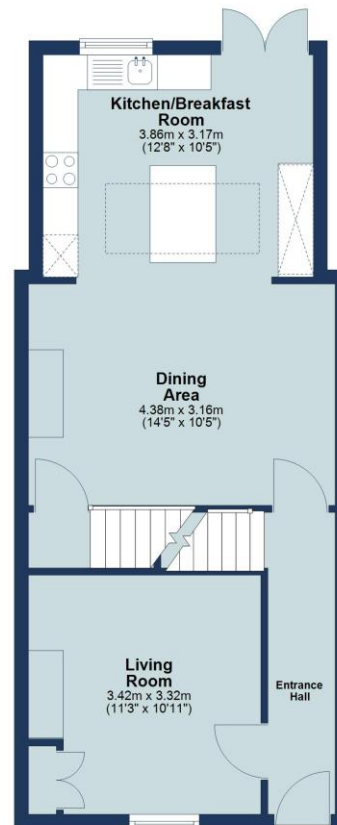
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Ground Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



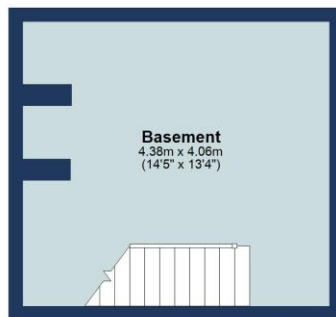
First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Basement

Approx. 17.8 sq. metres (191.5 sq. feet)



Total area: approx. 96.8 sq. metres (1042.1 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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