



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

Parkland Drive, St. Albans, AL3 4AH
Asking Price £1,600,000

Occupying a desirable position within a private cul-de-sac in the south of the city, this impressive, detached family home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, cloakroom, a well-appointed kitchen/breakfast room, separate utility room, formal dining room, triple-aspect living room flooded with natural light, and a dedicated office/study, ideal for home working.

On the first floor, the generous principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room. The second bedroom features a useful dressing area, while two further well-proportioned bedrooms are served by a family bathroom.

The top floor provides an additional spacious bedroom with four Velux windows, creating a bright and airy retreat, alongside a storage area and further eaves storage.

Externally, the property enjoys driveway parking for multiple vehicles, a double garage, and a beautifully maintained private rear garden with mature planting, offering an excellent space for outdoor entertaining and family enjoyment.

Parkland Drive is a sought-after residential address, ideally positioned for families seeking access to excellent local amenities.

A variety of everyday shopping facilities, supermarkets, cafés and restaurants can be found nearby, whilst the vibrant city centre of St Albans offers an extensive range of leisure, retail and dining options.

The property is also well placed for a number of highly regarded local schooling options, making it particularly attractive to families.

Combining generous living space, flexible accommodation and a prime cul-de-sac setting, this exceptional home presents a wonderful opportunity to acquire a substantial family residence in one of St Albans' most desirable locations.

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









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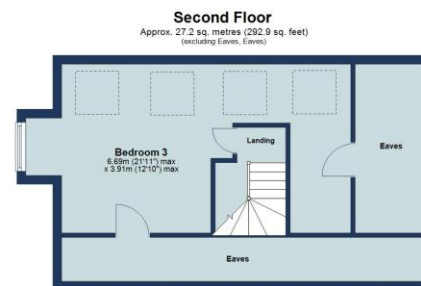
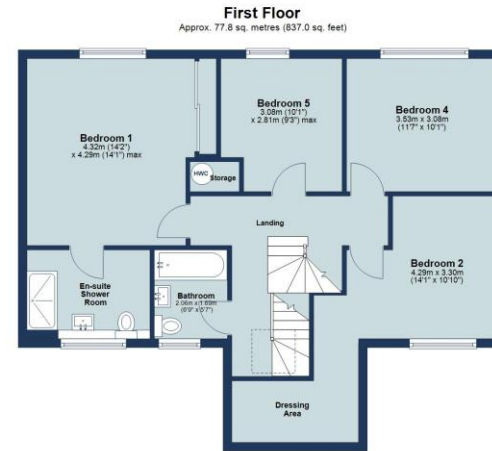
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Total area: approx. 182.5 sq. metres (1964.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide. Garage is included in the total floor area. Plans produced using PlanUp.

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