



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

Augustus Close, St. Albans, AL3 4JH
Asking Price £750,000

Offered for sale with no upper chain, this spacious four-bedroom link-detached family home provides approximately 1,553 sq ft of accommodation including a double length garage, driveway parking, and a generous rear garden. The property offers plenty of scope for a new owner to update and personalise the accommodation while already providing the space and practical layout required for family life.

The ground floor is arranged around a welcoming entrance hall, with a useful downstairs WC and storage cupboard. To the front is the separate kitchen, a well-proportioned room with a good range of units and work surfaces, together with a door providing direct access outside.

Across the rear of the house is an excellent living and dining space, arranged as two defined areas connected by wide folding doors giving extra flexibility. The living room features a fireplace and glazed double doors opening directly onto the garden, while the dining area benefits from a broad window overlooking the rear.

Upstairs, a central landing leads to four bedrooms, making the property particularly versatile for growing families or those needing space to work from home. The two larger bedrooms are particularly well proportioned, while bedrooms three and four would work equally well as children's rooms, guest accommodation, a study or hobby room.

The family bathroom completes the first-floor accommodation and is fitted with a white suite including a bath with shower facilities, WC and wash basin.

Outside, the property is set back from the road with a front garden and driveway providing off-street parking. A particular feature is the double-length garage, extending to approximately 30ft and offering excellent space for parking, storage, bicycles, equipment or a workshop area.

To the rear is a generous established garden, predominantly laid to lawn with mature planting and established boundaries, while direct access from the living accommodation creates a natural connection between the house and outside space.

The property is situated in a well-established residential area of St Albans. Prae Wood Primary School and Waitrose supermarket are close by, while Verulamium Park is also within easy reach, offering extensive green space for walking, recreation and family days out.

With its four-bedroom layout, substantial garage, generous garden and flexible living accommodation, this is a home with excellent potential for a buyer looking to put their own stamp on a well-proportioned family property. The added benefit of no upper chain makes it an especially appealing opportunity.

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









Ground Floor

Approx. 86.8 sq. metres (934.2 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

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

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