



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

Church Street, St. Albans, AL3 5NQ
Asking Price £715,000

A charming three-bedroom period home offering spacious and well-proportioned accommodation, a well-maintained rear garden and an excellent city centre location.

The property has an attractive traditional brick façade and retains plenty of period character internally, while providing a practical layout arranged over two floors.

The ground floor offers two separate reception rooms. The living room sits to the front, with fitted cabinetry and shelving arranged around the fireplace creating a comfortable and welcoming space.

Beyond, the dining room provides excellent space for family meals and entertaining, with further built-in storage and a fireplace adding to the character of the room.

To the rear is a separate kitchen, fitted with contemporary white cabinetry complemented by timber work surfaces. French doors provide direct access to the garden, making for an easy connection between the house and outside space.

Upstairs are three bedrooms, with the principal bedroom positioned at the front and featuring a decorative fireplace and built-in storage. The remaining bedrooms offer useful flexibility for children, guests or home working, and are served by a family bathroom with a modern white suite.

Outside, the well-maintained rear garden is an appealing feature of the property. A paved terrace immediately behind the house provides space for outdoor seating and dining, with steps leading up to an area of lawn bordered by established planting. A garden shed provides additional storage.

The central St Albans location is a significant part of the appeal, placing the city's extensive choice of shops, cafés, restaurants and amenities within easy reach. Residents' on-road parking is also available.

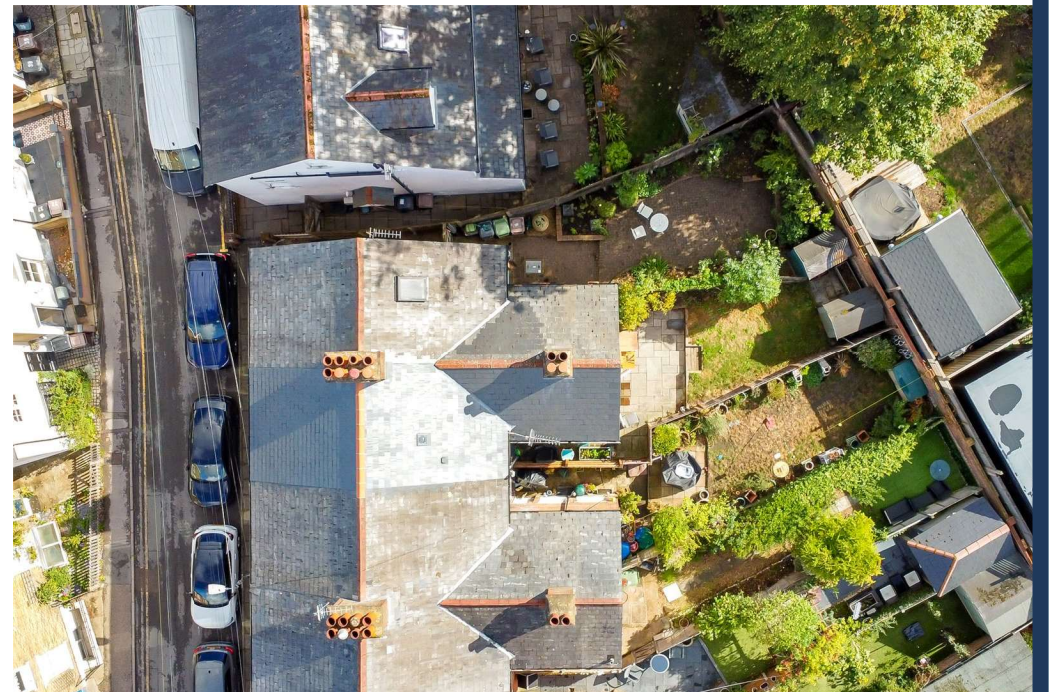
Combining period character, three bedrooms, two reception rooms and a private garden with the convenience of city centre living, this is an attractive and versatile St Albans home.

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



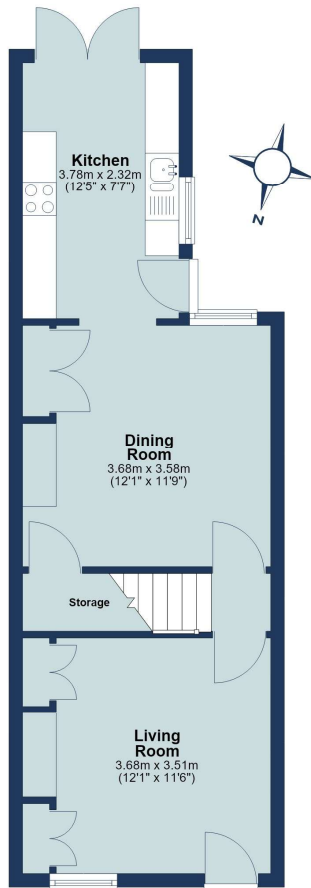






Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 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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f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

tel 01727 898150
envelope stalbans@bradfordandhowley.com
location 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com