



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

Gonnerston, St. Albans, AL3 4SY
Asking Price £950,000

This stylish four bedroom home is located in the heart of the historic St Albans conservation area. This wonderful light filled property has a versatile open plan living space with a wood burner for cosy nights enjoying sliding door onto the veranda with an outdoor dining area, perfect for summer entertaining.

A contemporary kitchen and bathroom further enhance the appeal and there is the rear advantage of a single garage. In addition to a private garden to the rear, the residence also has the use of an additional secret garden.

Verulamium park and lakes are a short stroll away as well as a number of independent pubs, coffee shops and restaurants. St Albans mainline station with fast trains into central London is easily accessible.

Key Features:

Allocated Parking / Visitors Parking
Electric Car Charging Point
Underfloor Heating In Kitchen
Velfac Windows And Doors
Velux Skylights with Rain Sensors

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

Client Comment: Nestled just behind Fishpool Street in St. Michaels village, our house is a tranquil haven close to the vibrant heartbeat of St Albans city.

Surrounded by the rich history of Roman heritage, with Verulamium Park nearby, it's a perfect blend of serenity and urban excitement.

Our home boasts a peaceful garden where birdsong fills the air, offering a retreat from city life. The sense of community thrives here, with a communal garden set around an ancient oak tree, fostering connections among neighbours.

Conveniently located near the town centre and train station, with off-street parking for us and visitors, our house combines the best of both worlds: a quiet sanctuary with easy access to all the amenities of city living.

Being part of the St Albans Conservation Area ensures the preservation of the unique charm and character of our area. Our light filled and warm home has been maintained to the highest standard.

The historical significance, natural beauty, and modern comforts has made our home a truly special place to live.









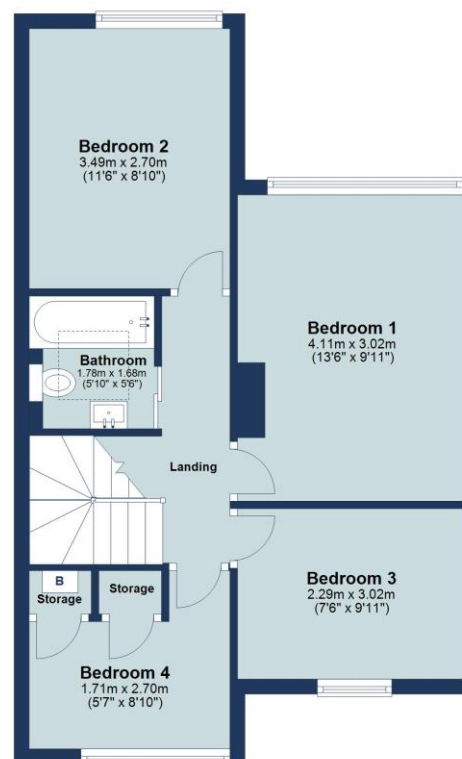
Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in the total floor area.
Plan produced using PlanUp.

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