



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

Holyrood Crescent, St. Albans, AL1 2LT
Asking Price £515,000

NO UPPER CHAIN

MOVE STRAIGHT IN

This beautifully newly renovated three-bedroom home offers a garden, rear off-road parking, and a garage—ideal for storage, or conversion into a stylish garden office or utility area.

The ground floor accommodation comprises of an entrance hall, cloakroom, living room and a fully fitted kitchen with dining area.

Upstairs are three well-proportioned bedrooms and modern family bathroom.

Situated on Holyrood Crescent in the sought-after Sopwell area of St Albans, the property enjoys excellent transport links, with St Albans Abbey Station within walking distance and St Albans City Station just a short cycle away via The Alban Way. Major motorways are also easily accessible.

Surrounded by green spaces and scenic footpaths leading across neighbouring farmland and along the River Ver, this is an ideal location for those looking for outdoor space without compromising on convenience and proximity to the city centre.

The area is well-served with parks, community playgroups, and well regarded schools. Recent regeneration has added a new community hub, café, and park with bike pump track, enhancing the local lifestyle.

Everyday essentials are within easy reach, with Sainsbury's, Aldi, and Griffiths Way Retail Park just a short walk away, plus gym and further leisure facilities at Westminster Lodge. A fantastic opportunity to own a 'move-in-ready' home in a well-connected, and family-friendly location.

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









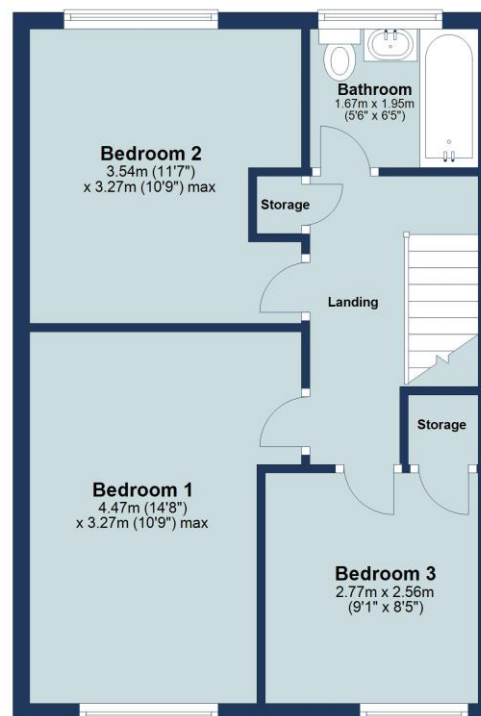
Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 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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