



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

Garden Close, St. Albans, AL1 4TX
Asking Price £600,000

Situated in a peaceful, private cul-de-sac location, this well-presented end-of-terrace three-bedroom family home offers generous living space, a bright and airy layout, and a fantastic position close to local amenities and transport links.

Upon entering, you're greeted by a welcoming hallway with useful built-in storage and a convenient downstairs WC—ideal for busy family life. The hallway flows into a spacious open-plan kitchen and dining area, perfect for everyday living and entertaining.

The kitchen offers a range of units with ample storage and plentiful workspace, making it a practical and sociable heart of the home.

To the rear of the property, the generously sized living area benefits from a large window that allows an abundance of natural light to flood the room, creating a warm and comfortable atmosphere.

Upstairs, the property offers three well-proportioned bedrooms, all offering flexible space for growing families, guests, or home office needs. A bright family bathroom and additional storage complete the first-floor layout.

Outside, the front garden is laid to lawn, providing a pleasant approach to the home. To the rear, a private, south-facing garden offers the perfect space to relax or entertain, with the added benefit of direct access to a garage with parking to front, also located at the rear of the property.

Garden Close is ideally positioned just off Salisbury Avenue, a sought-after residential area known for its quiet surroundings and family-friendly atmosphere.

The home is within easy reach of highly regarded schools, local shops, and excellent transport links—including nearby motorway access—making it an ideal choice for commuters and families alike.

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



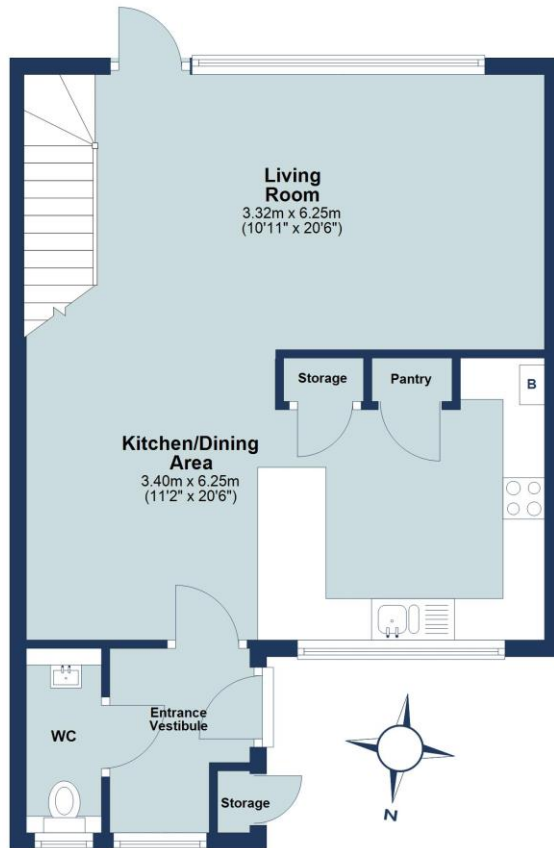






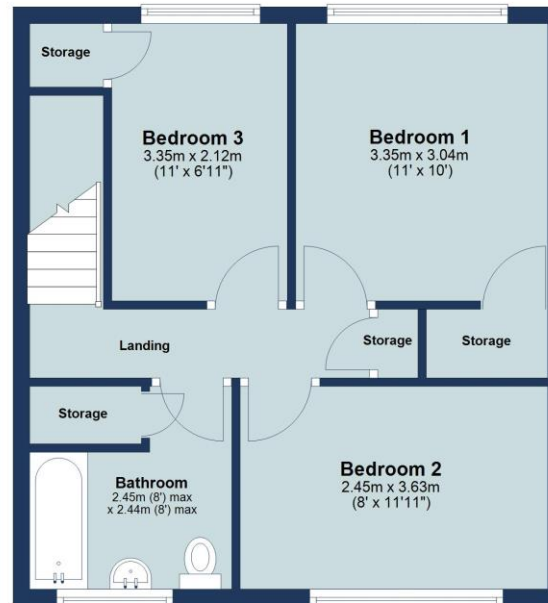
Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 91.8 sq. metres (987.6 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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