



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

Ardens Way, St. Albans, AL4 9UW
Asking Price £850,000

Situated within walking distance of Sandringham School, is this spacious family home, set on a plot of approximately 0.13 acres, whilst being offered for sale with no onward chain.

The property has been extended to the ground floor and offers further extension potential above the garage (STPP) thus creating a wonderful four-bedroom family home, with garaging, a private garden and parking for several vehicles.

Internally the property offers well-balanced family living with spacious and versatile ground floor living spaces which comprise of an open plan sitting and dining room and a separate family room which runs the width of the property and overlooks the private garden.

The first floor comprises of three well-proportioned bedrooms, all of which are served by a family bathroom.

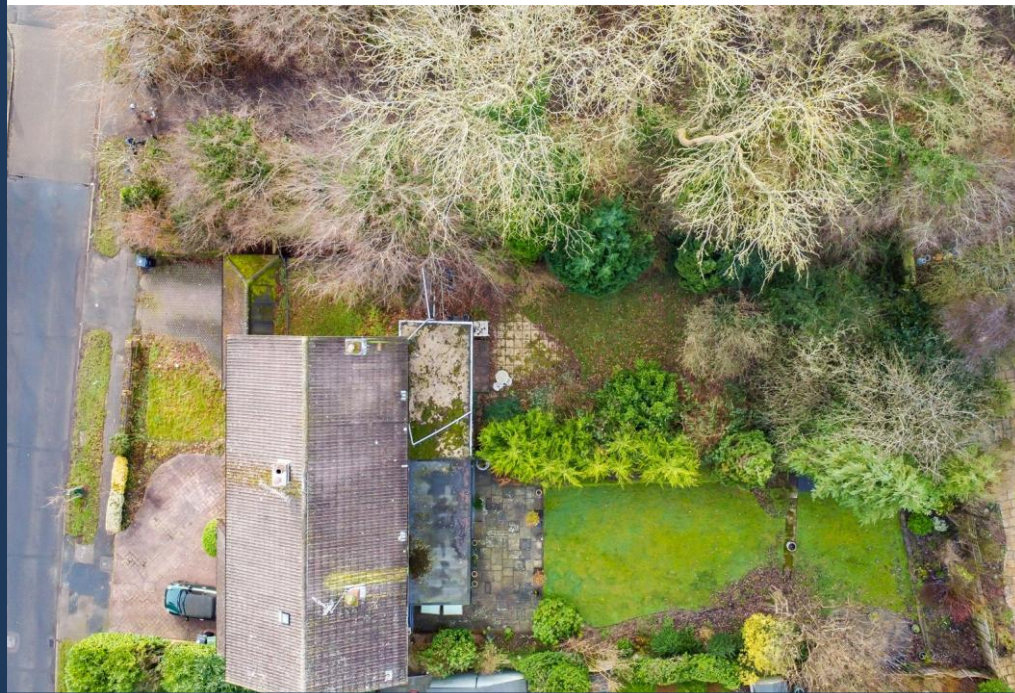
The front of the house allows parking for several vehicles and leads to a garage which links into the property, as such could be converted into further living space STP.

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



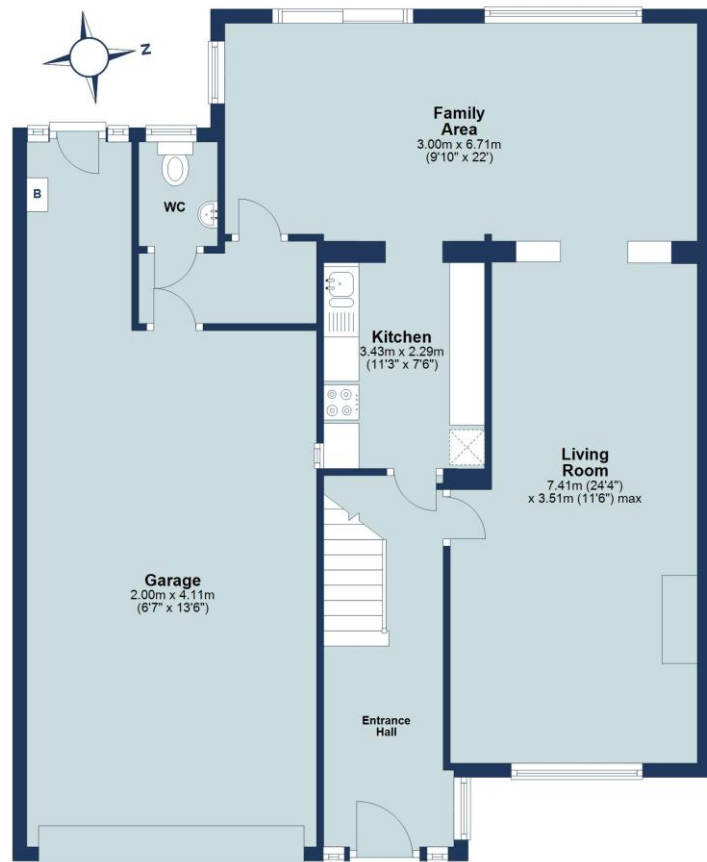






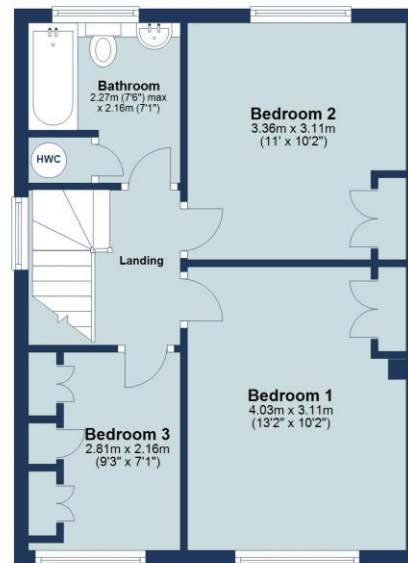
Ground Floor

Approx. 102.5 sq. metres (1103.1 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 142.7 sq. metres (1535.5 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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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com