



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

The Ridgeway, St. Albans, AL4 9UB
Guide Price £850,000

Situated within walking distance of EXCELLENT LOCAL SCHOOLING, is this EXTENDED family home, set on a WIDE PLOT with excellent potential to FURTHER EXTEND STPP to the side/back of the property or into the large garage which measures 22 feet in length.

The property is located within a prominent position, close to SANDRINGHAM SCHOOL and local shops to include an M&S Food Hall.

Internally the property offers well-balanced family living with a large reception hallway, leading to both a guest cloak/shower room and an open plan sitting and dining room. A separate kitchen is located to the rear of the house and opens into the rear garden.

The first floor offers THREE BEDROOMS all of which are served by a family bathroom. with a separate W/C.

Externally the property is set on a plot of approximately 0.09 acres and offers both parking for SEVERAL VEHICLES and a GARAGE. The much-loved home has remained within the same family since it was first reserved off plan in 1959 by the current owner's father.

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









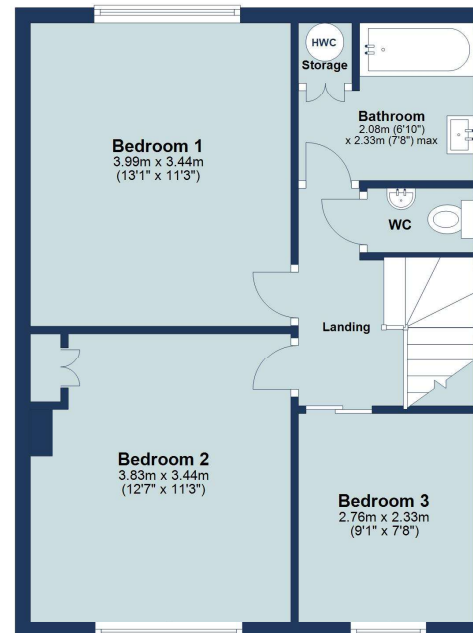
Ground Floor

Approx. 79.6 sq. metres (857.1 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



Total area: approx. 126.1 sq. metres (1357.5 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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