



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

Bishops Garth, St. Albans, AL4 9AZ
Guide Price £775,000

Situated within Sandringham School catchment is this well-presented and thoughtfully extended semi-detached family home.

This modern property boasts three well-proportioned bedrooms, offering ample space for a growing family or those seeking a comfortable living arrangement. The interior is tastefully designed, creating a homely and semi-open plan atmosphere with stylish touches throughout.

The light and airy sitting room offers doors leading to the private garden, which provides a peaceful retreat, perfect for outdoor relaxation or entertaining guests. Additionally, the property features off-street parking, ensuring convenience for residents with vehicles.

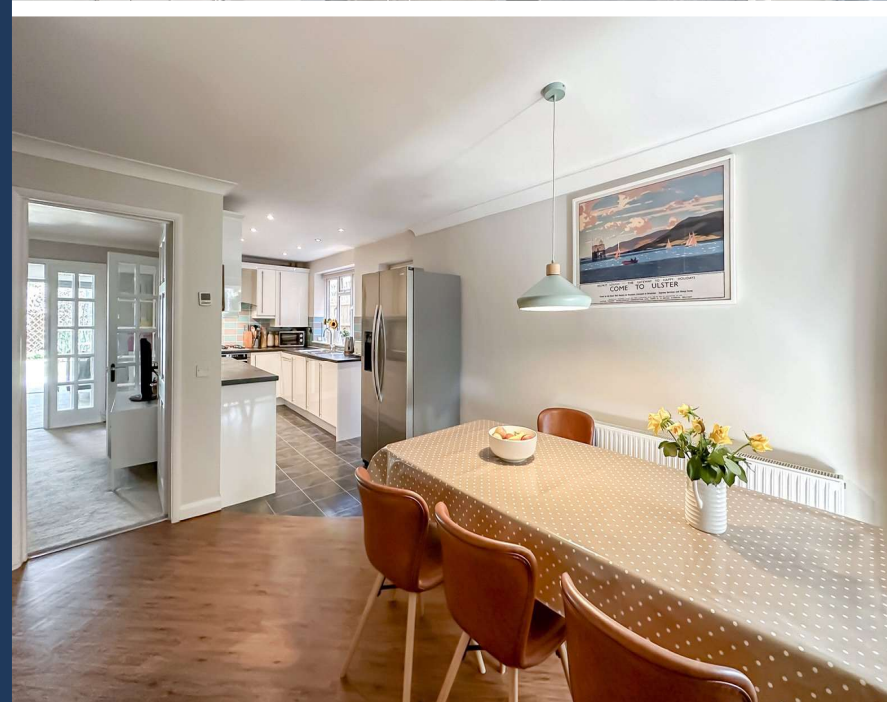
With its desirable location and attractive features, this property is ideal for those seeking a contemporary and welcoming home within a secluded and private location.

Client Comment:

Bishops Garth is a quiet cul-du-sac nestled in the trees, just a short walk from great schools, The Quadrant, Sandridge pubs, parks and open woodland.

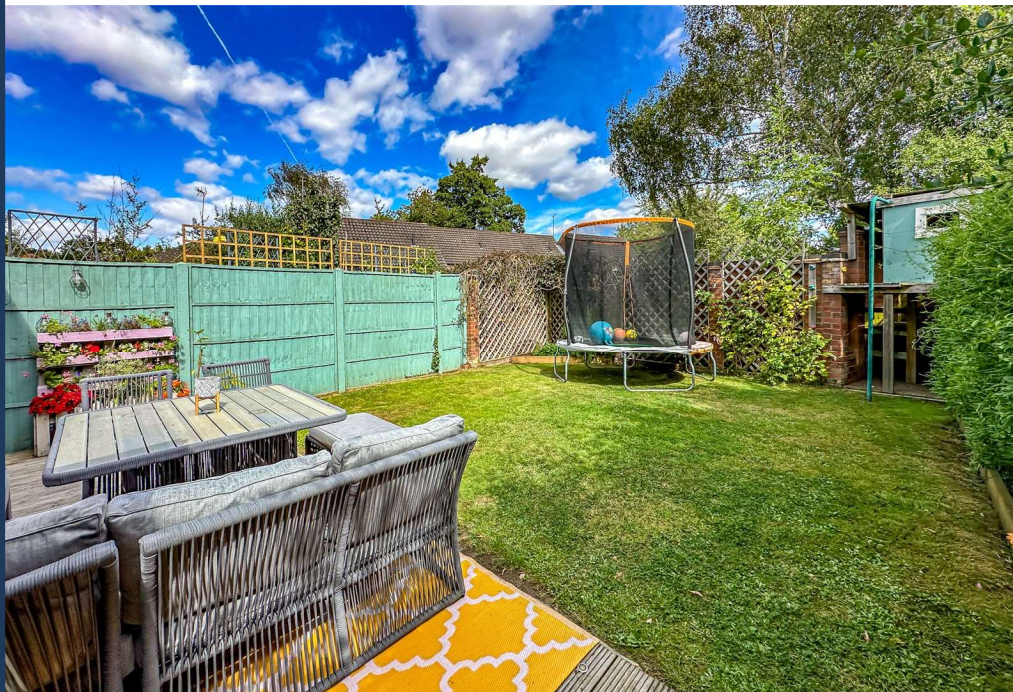
We love the Potting Shed cafe which is just around the corner. It has a delicious seasonal menu with locally sourced ingredients, and great coffee!

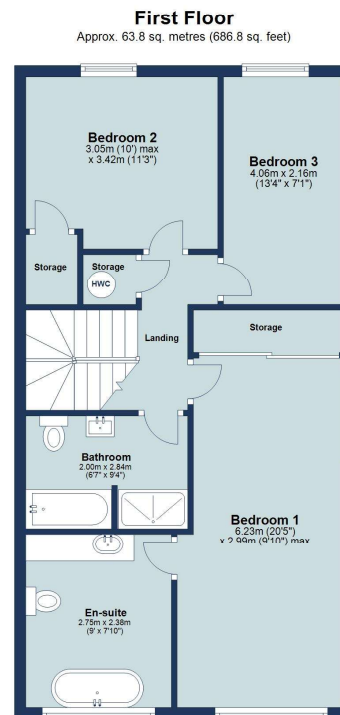
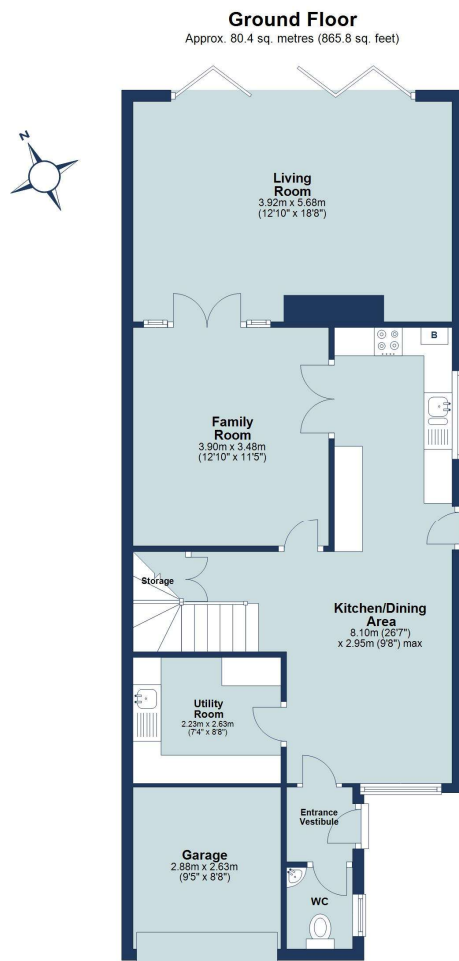
Tenure: Freehold
Council Tax Band: F
EPC Rating: D











Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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