



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

Packhorse Close, St. Albans, AL4 9TQ
Guide Price £1,295,000

Tucked away in a quiet and desirable CUL-DE-SAC, and just a short walk from the renowned Sandringham Schools, this stunning FIVE-BEDROOM family residence offers an exceptional standard of living. Lovingly extended and modernised by the current owners, the home is set on a generous and private 0.11-acre plot, offering both comfort and style in equal measure.

From the moment you step inside, the sense of space and quality is immediately apparent. The interiors are bright, airy, and beautifully presented, with a seamless blend of modern design and family-friendly functionality.

The layout has been thoughtfully planned to include both open-plan areas for sociable living and more private, self-contained rooms for added versatility—perfect for growing families or those working from home.

At the heart of the home is a spacious kitchen and living area that opens out onto the garden, creating an ideal setting for everyday living and entertaining alike. Each of the five bedrooms are of a good size with the principal suite offering a its own en-suite facilities.

Outside, the private rear garden is a true haven—offering plenty of space for children to play, summer barbecues, or simply relaxing in peaceful surroundings. The addition of a stylish garden room/office provides a valuable extra space, ideal for working remotely, pursuing hobbies, or as a home gym.

Further benefits include off-street parking, excellent local amenities, and easy access to transport links, making this home as practical as it is beautiful.

Marshalswick is a well-regarded suburb of St Albans, Hertfordshire, situated approximately 1.5 miles northeast of the city centre. Known for its family-friendly environment, excellent schools, and green spaces, it offers a blend of suburban tranquillity and convenient amenities.

Client Comment: "We have lived here for almost 20 years whilst our children have been growing up. The Close is a lovely quiet place to live, a short walk to the schools and shops. Our children are all grown up so It's now time for another family to enjoy living in Packhorse Close and all the benefits that brings".

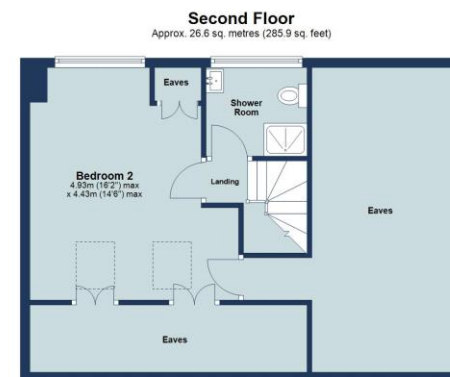
Tenure: Freehold
Council Tax Band: E
EPC Rating: C











Total area: approx. 199.8 sq. metres (2150.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden Room, Garden Store and Eaves not included in the total floor area.
Plan produced using PlanUp.

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