



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

Arthur Road, St. Albans, AL1 4SZ
Asking Price £495,950

Positioned in a well-established residential area, this characterful three-bedroom terraced home offers over 700 square feet of comfortable living accommodation and is available to purchase with no upper chain, making it an ideal choice for first-time buyers, investors, or those looking to put their own stamp on a property.

Upon entering, you are welcomed into a bright and airy living room, a well-proportioned space that leads seamlessly into the dining room, ideal for family meals or entertaining guests. A single door from the dining area opens out to the rear patio, providing easy access to the garden and allowing natural light to fill the room.

The kitchen, located adjacent to the dining room, offers cupboard and worktop space and also benefits from its own door to the rear, making it practical for everyday living and ideal for those who enjoy gardening or outdoor dining. Completing the ground floor is the family bathroom, conveniently located at the rear of the home.

Stairs rise to the first floor, where you will find three well-proportioned bedrooms, each offering versatility to suit a variety of needs – whether as sleeping quarters, a home office, or additional storage.

To the rear, the property boasts a west-facing patio garden, perfect for enjoying the afternoon and evening sun. A garden shed offers practical storage for tools, bikes, or outdoor equipment.

Arthur Road is located in the much-loved Fleetville area of St Albans, known for its community feel, excellent local amenities, and proximity to transport links. Just a short stroll away is St Albans City Station, providing frequent and direct services into London St Pancras in under 30 minutes ideal for commuters.

Families will appreciate the highly regarded schooling options available for all ages nearby, and the area is dotted with parks and green spaces, including the popular Clarence Park, perfect for weekend walks or outdoor play.

Hatfield Road, just moments away, offers an excellent range of day-to-day amenities including independent coffee shops, vibrant eateries, local shops, and supermarkets, all contributing to the area's lively and convenient lifestyle.

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



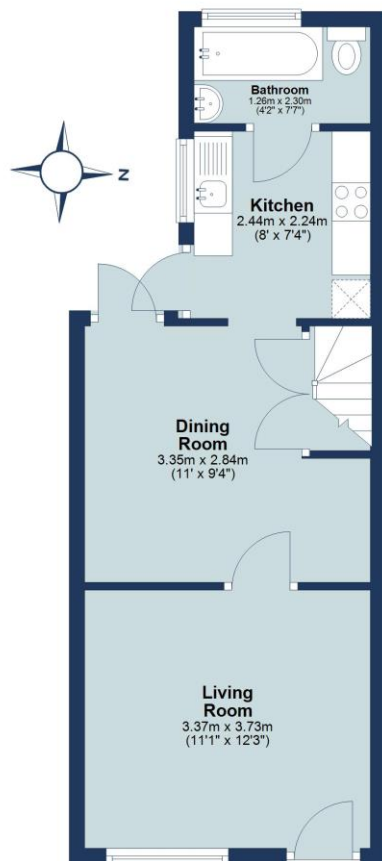






Ground Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 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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