



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

The Ridgeway, St. Albans, AL4 9NR  
Guide Price £1,150,000

Situated in the sought-after neighbourhood and within walking distance of both Sandringham and Skyswood School is this charming semi-detached house which has been extended and remodelled by the current owners and offers spacious and versatile family living arranged over two floors.

The property boasts four spacious bedrooms and two bathrooms to the first floor, whilst the ground floor offers both open plan living/dining/family spaces and two separate reception rooms (Sitting Room and Study/Family Room) making it the ideal family home.

The property exudes comfort and modernity, with tasteful decor and high-quality finishes throughout. The generously sized garden is perfect for outdoor entertaining or simply relaxing in the sunshine. Off-street parking adds convenience for residents with vehicles.

This property is conveniently located near excellent schools, parks, and local amenities, providing easy access to everything you need. The vibrant community and tranquil surroundings make this house a desirable place to call home.

Don't miss the opportunity to make this delightful property your own. Contact us today to arrange a viewing and discover the endless possibilities that await.

#### **Client Comment:**

Our home is in a lovely area and surrounded by good, friendly neighbours. It's an ideal family home and we have enjoyed our time living here!

**Tenure: Freehold**  
**Council Tax Band: F**  
**EPC Rating: C**



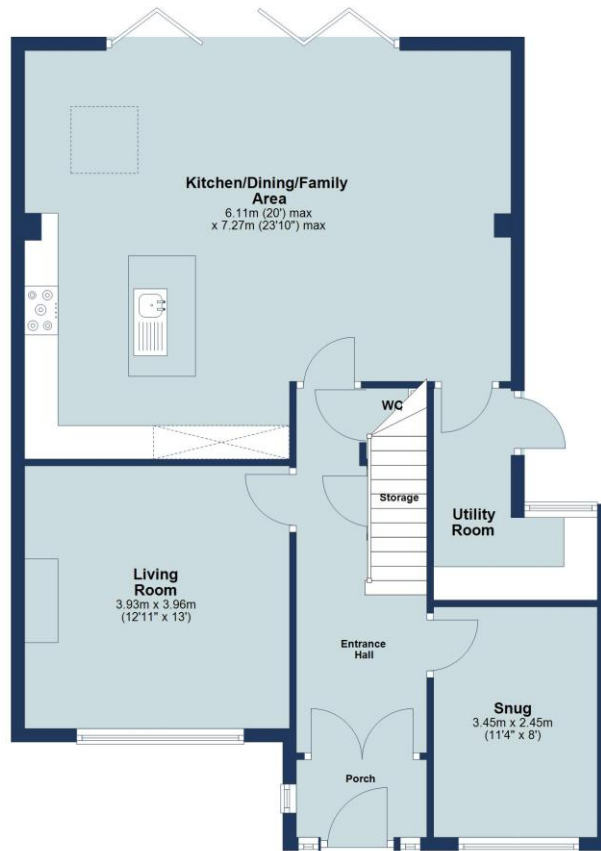






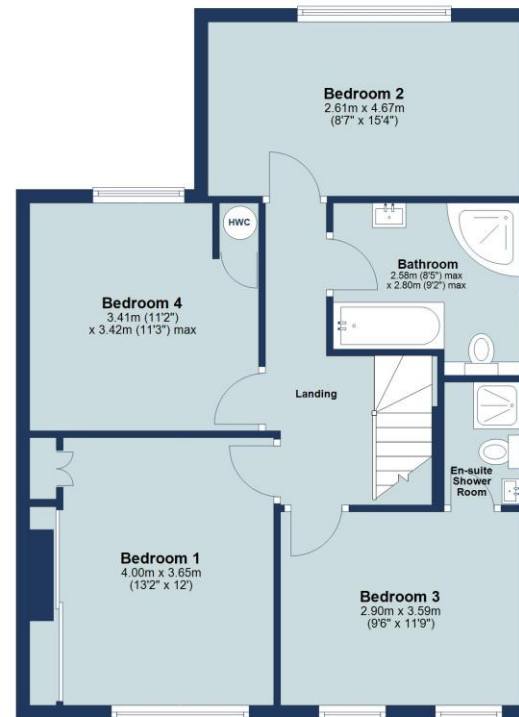
### Ground Floor

Approx. 84.9 sq. metres (914.1 sq. feet)



### First Floor

Approx. 67.8 sq. metres (729.3 sq. feet)



Total area: approx. 152.7 sq. metres (1643.5 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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**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**▶** @bradfordhowley4660

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

bradfordandhowley.com