



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

West View Road, St Albans, AL3 5JX
Asking Price £720,000

Offered for Sale with no upper chain – A beautifully presented two-bedroom end of terrace family home, thoughtfully arranged and offering over 1,000 sq. ft. of versatile living space in one of the city's most desirable central locations.

This charming property successfully blends period character with modern finishes, creating a home that is both stylish and practical.

On the ground floor, the property welcomes you with a bright bay-fronted living room and separate dining room, an ideal space for relaxing with family or entertaining guests. To the rear, the contemporary Bulthaup fitted kitchen with integrated appliances is a particular highlight, designed with clean lines and high-quality finishes, and featuring bi-folding doors that seamlessly open onto the garden – allowing the living space to flow naturally outdoors.

Stairs lead down to the basement level, which has been transformed into a generous family room. This versatile area offers endless possibilities – whether used as a playroom, home cinema, gym, or an additional lounge – adapting effortlessly to modern family life.

The first floor is home to two bedrooms and a stylish, recently refitted shower room positioned to the rear.

From the hallway, a spiral staircase rises to a loft area, a wonderfully flexible space that could be used as a home office, hobby area, or occasional guest space, depending on your needs.

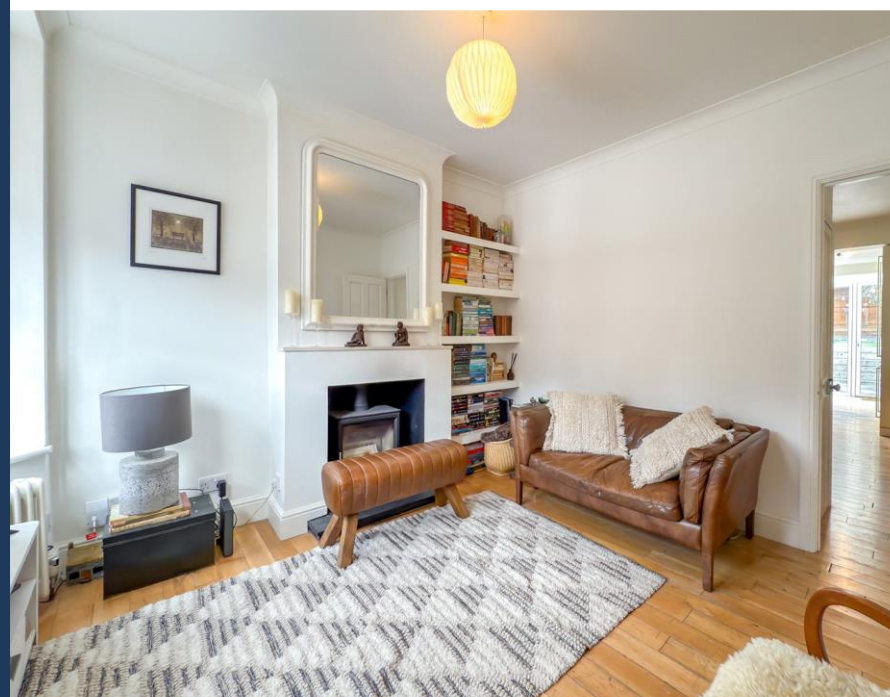
Outside, the rear garden has been carefully landscaped to provide both style and function. A patio area, perfect for al fresco dining, leads onto a neat lawn, and at the far end you'll find a delightful seating area – the perfect spot to enjoy long summer evenings or entertain friends and family. To the front, the property has residents' on-road parking.

West View Road is a highly sought-after address in the heart of the city. Its enviable position places you within easy walking distance of the mainline railway station, which offers fast and frequent services into London St Pancras, making it a superb choice for commuters.

The property is also moments from the city's wide variety of shops, bars, restaurants, and leisure facilities, offering everything you could need right on your doorstep.

This is a truly exceptional property that combines generous living space, modern convenience, and an outstanding central location – making it an ideal choice for both families and professionals alike.

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









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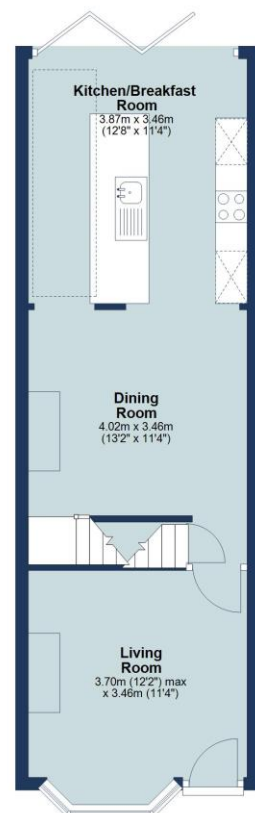


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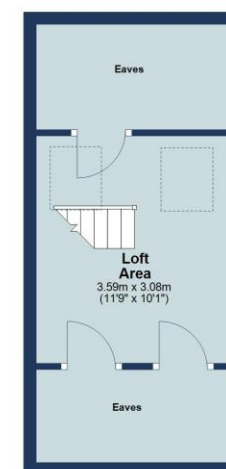
Ground Floor
Approx. 39.5 sq. metres (425.0 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.5 sq. feet)



Second Floor
Approx. 11.1 sq. metres (119.0 sq. feet)



Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

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

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