



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

Knights Orchard, Verulam Road, AL3 4DJ
Asking Price £850,000

Enjoy modern, comfortable living in this beautifully presented two double bedroom end-of-terrace family home.

Thoughtfully designed and well maintained, this property offers a flexible layout, bright spaces, and a wonderful balance of character and practicality.

Being tucked away this property offers calm, despite being in the heart of the city centre.

The front door opens into a welcoming hallway. To the front, the bay-fronted kitchen enjoys natural light, plenty of work surfaces, and ample storage, making it an ideal space for cooking. A handy downstairs WC sits off the hallway for everyday convenience.

To the rear, the large living room offers a generous area for relaxing or hosting, with steps leading down to the family room. This versatile space is currently set up as a bedroom but could just as easily serve as a playroom, home office, or cosy snug.

French doors open onto the south-facing rear garden, allowing the home to be filled with sunshine throughout the day.

The garden also features a summer house, perfect for use as a workspace or hobby room.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a modern family bathroom. Bedroom one is particularly impressive, enjoying its own en-suite shower room, a walk-in wardrobe, offering excellent storage and a Juliet balcony.

To the front, the property benefits from its own parking space, ensuring day-to-day convenience for residents.

Knights Orchard is superbly positioned in St Albans city centre, off Verulam Road, with a vibrant selection of shops, cafés, restaurants, parks, and transport links just moments from your door.

Whether you're commuting, exploring the historic surroundings, or simply enjoying the local community, this home offers the perfect blend of comfort and location.

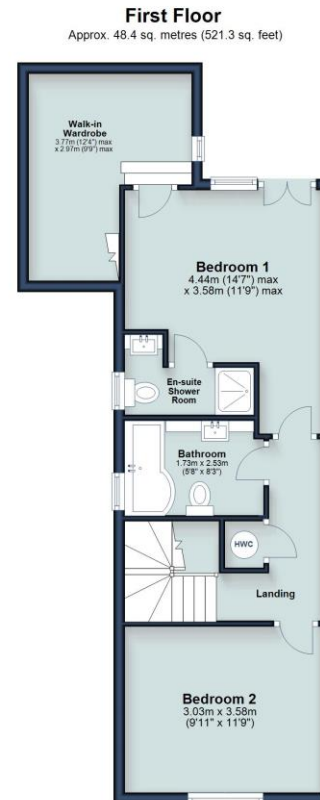
Tenure: Freehold
Council Tax Band: F
EPC Rating: D











Total area: approx. 103.7 sq. metres (1115.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Total floor area includes the garage and office.
Plan produced using PlanUp.

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