



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

31 Ramsbury Road, St. Albans, AL1 1SN
Guide Price £1,150,000

Located in a sought-after residential city centre location and only a short walk to the mainline station is this charming bay fronted FOUR BEDROOM family home that enjoys a large SOUTH FACING rear garden.

This property enjoys a contemporary mix of period features and modern fittings arranged over three floors.

The ground floor comprises an entrance hall, cloakroom, bay fronted living room with a feature fireplace, family room / snug with a wood burning stove and a kitchen / dining area with doors out to the rear garden.

On the first floor is a bay fronted double bedroom, bedroom four, family bathroom and an impressive main bedroom with a feature fireplace, dressing area and en-suite.

On the top floor is another double bedroom with fantastic views out to the south and plenty of eave's storage.

The south facing rear garden is a real feature of this property with a sunny patio area, well-tended lawn, excellent variety of mature shrubs and plants and a useful storage shed.

Ramsbury Road is ideally located close to well-regarded schooling, the mainline station and is within easy reach of the city centre.

The Odyssey cinema and a good selection of pubs, restaurants, and cafes are also located nearby. The Alban way and a wonderful nature reserve are just a short stroll away, ideal for summer walks.

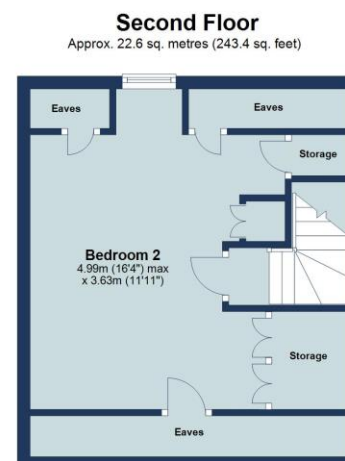
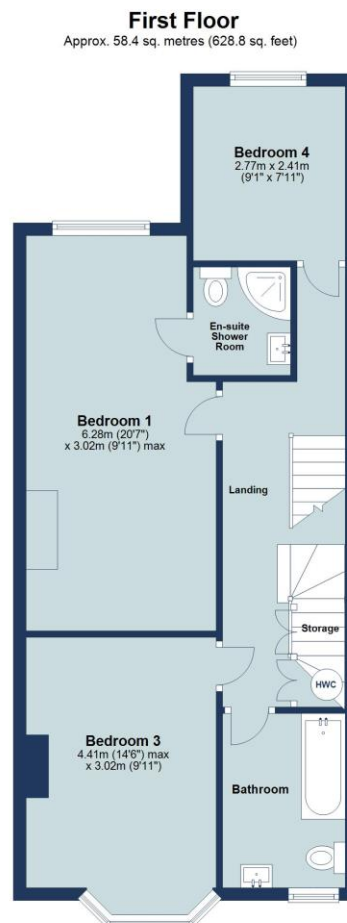
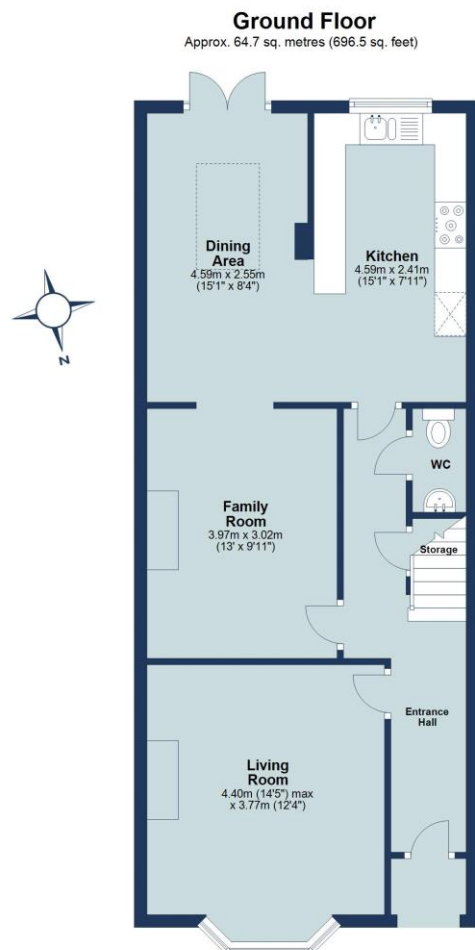
Tenure: Freehold
Council Tax Band: F
EPC Rating: C











Total area: approx. 145.7 sq. metres (1568.7 sq. feet)

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

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com