



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

Bishops Close, St. Albans, AL4 9AR
Asking Price £699,950

Located in the heart of Marshalswick is this deceptively spacious three double bedroom end of terrace property which would be ideal as a family home. The property has been extended to the front and to the rear with an additional bedroom added in the loft to maximise the available space.

This home is nicely set back from the road with a gravel driveway. The front door opens into a welcoming entrance hall, there is a compact study and a spacious living room.

To the rear of the property, overlooking the garden, is a bright and airy open plan kitchen/dining room with underfloor heating, perfect for a sociable family lifestyle. In addition to this, there is a ground floor cloakroom, handy for families.

Moving up to the first floor, there are two double bedrooms and a well-planned family bathroom. The doorway takes you through to a dressing area and a staircase up to the master bedroom on the second floor.

The rear garden is south-west facing, ideal for summer entertaining. There is a detached home office in the garden and a further garden workshop.

Marshalswick is a highly prized location due to its sought after schooling for all ages. There is an excellent selection of amenities at the Quadrant shopping parade. St Albans city centre and mainline station are both easily accessible.

A very quiet peaceful area with no passing traffic. With local walks to Sandridge, Heartwood forest, and St Albans city centre. The local shops offer a range of coffee shops, restaurants, and wine bars.

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









Approx. 58.4 sq. metres (628.6 sq. feet)



Approx. 35.8 sq. metres (385.4 sq. feet)



Approx. 17.7 sq. metres (190.5 sq. feet)



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

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 @bradfordhowley4660

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

bradfordandhowley.com