



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

Church Crescent, St. Albans, AL3 5JD
Asking Price £1,700,000

Located in the heart of central St Albans is this wonderful 1870's FOUR-BEDROOM period home with OFF STREET PARKING and POTENTIAL TO EXTEND subject to the necessary planning permissions.

This property is a stunning example of a period home that has been updated with a mix of modern fittings whilst retaining plenty of the period features including the fireplaces, sash windows and servant's bells.

The ground floor accommodation comprises of a welcoming entrance hallway, bay fronted living room, dual aspect family room, cloakroom, and a kitchen/dining room with bi-fold doors out to the courtyard.

On the first floor are two well-proportioned bedrooms to the front, a large family bathroom to the rear and a dual aspect main bedroom with fitted wardrobes and a modern en-suite. On the top floor is an additional bedroom with en-suite and plenty of eave's storage.

Additionally, there is a basement currently being used as a storage area.

Outside, there is a well-maintained garden including a recently laid lawn area, mature shrubs, and a courtyard area to enjoy the morning sunshine.

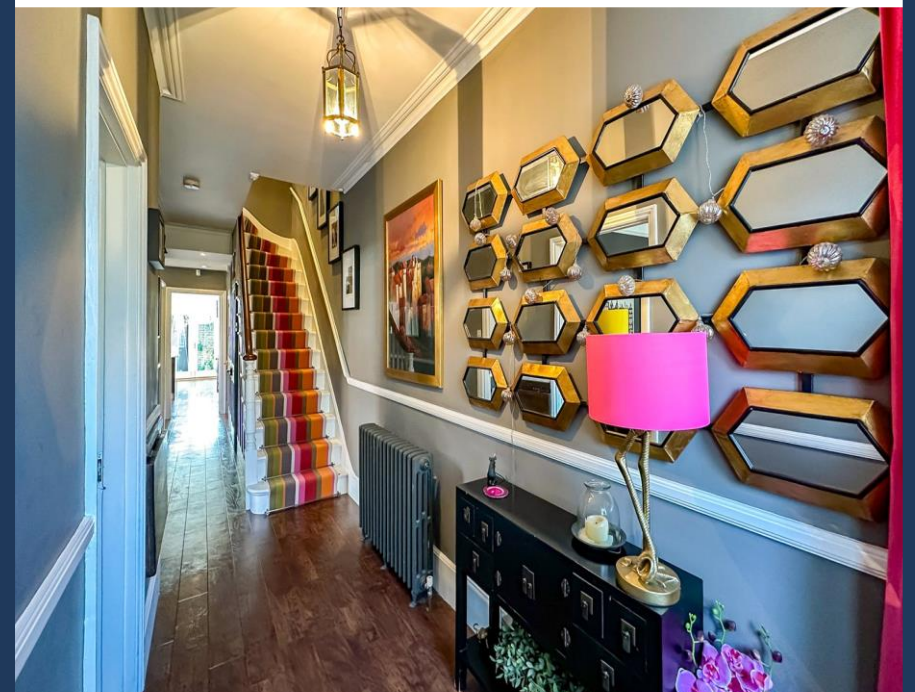
Sit on a corner plot behind an electric gate, this property has the rare advantage of having its own DRIVEWAY for two/three cars and a single GARAGE.

Church Crescent is ideally situated within half a mile of St Albans High Street, which offers many shops, restaurants, pubs, and a twice weekly market.

The historic city of St Albans has much to offer, including The Abbey, St Albans Museum and Gallery, Verulamium Museum in St Michael's village, and the beautiful Verulamium Park and lakes, all within a short walk.

St Albans City station is approximately one mile away, offering fast trains into London St Pancras International. St Albans Abbey station is also nearby, with a regular service into Watford Junction.

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











Total area: approx. 217.5 sq. metres (2340.7 sq. feet)

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

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