



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

Potters Field, St Albans, AL3 6LJ
Guide Price £800,000

Situated within a small quiet cul-de-sac is this well-presented and thoughtfully designed **FOUR BEDROOM DETACHED FAMILY HOME** offered for sale with **NO ONWARD CHAIN**.

Internally the property offers spacious and versatile family living with **THREE RECEPTION ROOMS** plus a converted **GARAGE** which could be utilised as a gym or similar.

The remaining ground floor accommodation comprises of an open plan **KITCHEN/BREAKFAST ROOM** which overlooks the rear garden and a **GUEST CLOAKROOM** which is located just off the entrance hallway.

The first floor offers four well-proportioned bedrooms with the principal bedroom offering an **EN SUITE SHOWER ROOM** with the remaining bedrooms being served by a **FAMILY BATHROOM**.

Externally the property offers a low maintenance and **PRIVATE REAR GARDEN**, whilst the front of the house offers parking for **SEVERAL VEHICLES**.

Client Comment:

'The house is located in a quiet cul-de-sac and the neighbours are all very friendly and support each other.'

It is conveniently located within great schools. The house has had planning permission to extend to the rear and front which would not impact the garden as it is a great size. All bedrooms are double bedrooms.

The windows are laminated, triple glazed, and the house is fitted with security cameras and an alarm system.'

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









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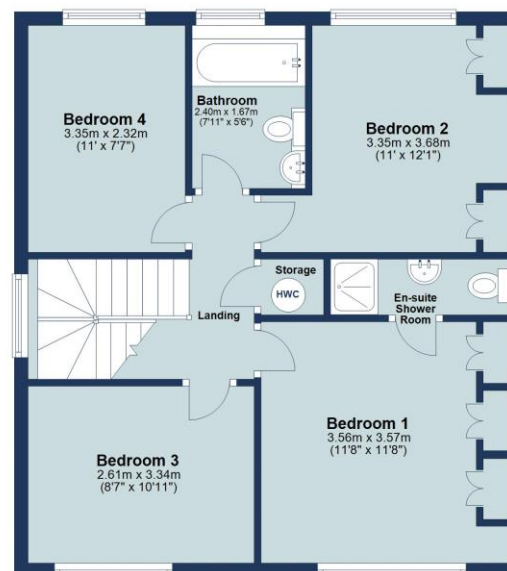
Ground Floor

Approx. 84.0 sq. metres (904.0 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 140.0 sq. metres (1507.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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