



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

Tippendell Lane, St. Albans, AL2 3HL
Asking Price £800,000

Welcome to this updated, DETACHED FIVE BEDROOM, two-bathroom home in the heart of the ever-popular and friendly Chiswell Green community. Perfectly blending modern convenience with timeless charm, this spacious and versatile home is ideal for young and growing families alike.

To the front of the property, a private DRIVEWAY provides ample off-street parking, enhancing both practicality and curb appeal.

Step inside to find a bright hallway leading past several well-proportioned bedrooms and into an open-plan living space. Bathed in natural light from large windows, the living and dining areas offer a warm and welcoming atmosphere perfect for relaxing or entertaining. The seamless flow into the modern kitchen creates an ideal hub for family life.

On the ground floor, you'll find four generous bedrooms, offering flexibility to suit your lifestyle whether for sleeping, working, or hobbies.

Upstairs, a spacious L-shaped loft bedroom with an additional bathroom, offering a peaceful retreat or ideal guest accommodation.

The true beauty of this bungalow layout lies in its adaptability the rooms can be configured to suit your individual needs.

Step outside into a private, enclosed rear garden a haven for outdoor living. Enjoy summer barbecues, dine al fresco on the patio, or unwind among the greenery. A separate outdoor office/studio offers the perfect space for working from home or enjoying a quiet escape just steps away from your back door.

The owners applied for planning permission which was granted and can be viewed on the website with the postcode and ref 5/2021/3371. Please call the agent for further info.

Situated in desirable Chiswell Green, this home is nestled within a welcoming residential community, yet conveniently close to a variety of local amenities.

You'll find well-regarded schools, cafes, shops, and excellent transport links to St Albans and central London all within easy reach.

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









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Ground Floor

Approx. 121.4 sq. metres (1306.4 sq. feet)

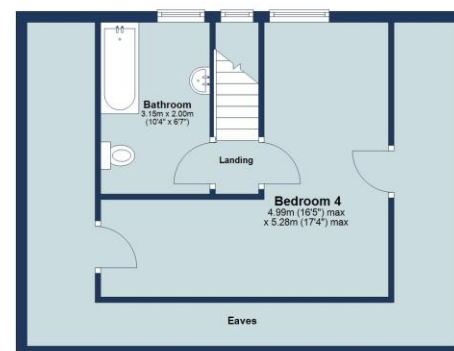


Total area: approx. 148.0 sq. metres (1593.1 sq. feet)

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

First Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



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