



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

Prae Close, St. Albans, AL3 4SF
Asking Price £795,000

Located in a quiet cul-de-sac in the popular St Michaels area is this three bedroom end of terraced home with a southwest facing rear garden.

The bright and airy accommodation is well planned and arranged over two floors. The property would benefit from some cosmetic improvements internally.

All the rooms are well proportioned, and this would make a fabulous family home or perfect for someone looking to downsize. A number of other properties in the road have been reconfigured with loft rooms added, to create additional living space and this is possible, subject to the necessary planning consents.

Externally the property benefits from a southwest facing low maintenance rear garden with gated access. Additionally, there is a garage en-bloc, residents parking and wonderful communal gardens overlooking the River Ver.

Prae Close is located in the heart of St Michaels village, situated to the west side of St Albans. The property is just a short walk to the city centre, well regarded schooling, Verulamium Parks, and lakes.

Client Comment:

Prae Close is a wonderful area in which to live. It combines the feel of the countryside, with lots of pretty trees and the river Ver in close proximity, and a spacious communal green area at the far end of the cul-de-sac, with very easy access to the town centre. It attracts people of all ages who enjoy living in such a delightful place.

The ancient village of St Michaels, nearby Verulamium and the Roman museum are all within a stone's throw, and the famous Waffle House and local pubs provide excellent food in comfortable and attractive surroundings.

There is a good primary school within a few hundred yards of the Close, and many excellent secondary schools, both private and government funded, are also local to the area.

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



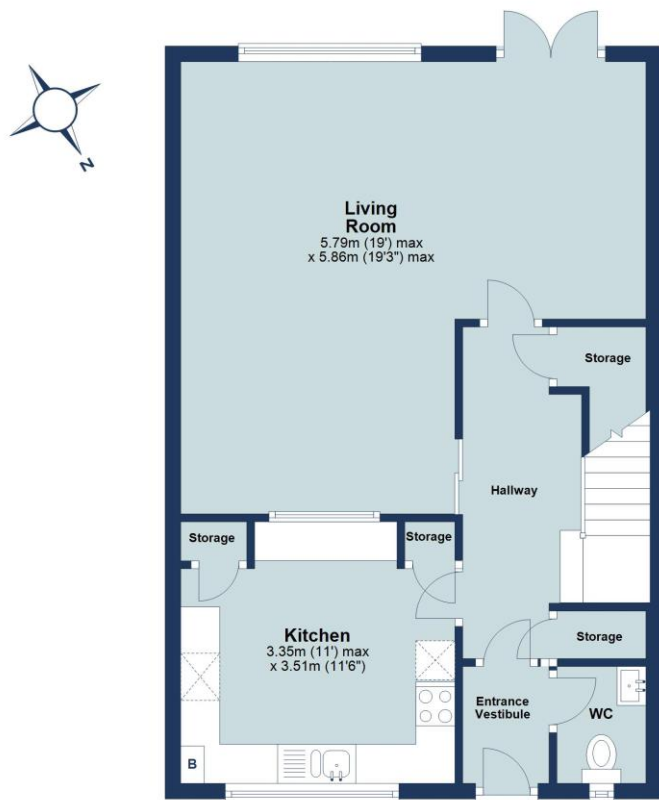






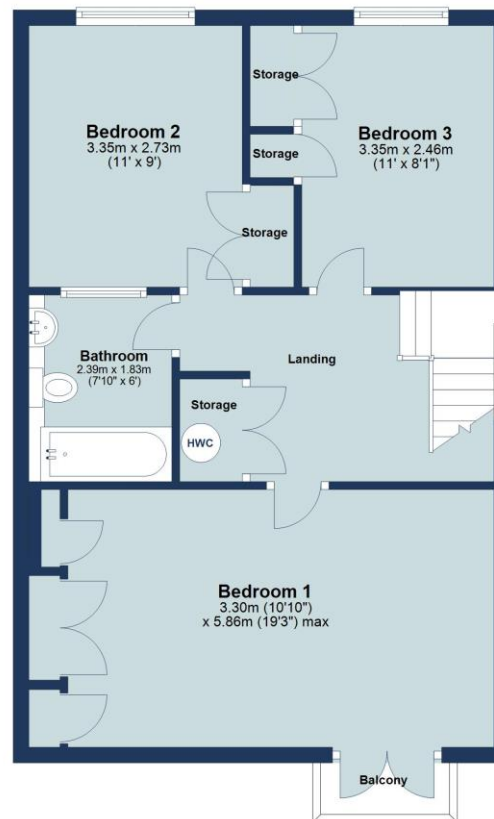
Ground Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 110.2 sq. metres (1186.1 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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