



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

Offa Road, St. Albans, AL3 4QR
Guide Price £1,500,000

An elegant SEMI-DETACHED halls adjoining period property located in the heart of the old conservation area. This wonderful home provides well-planned accommodation arranged over two floors and enjoys a wealth of natural light with a south facing aspect.

The ground floor enjoys two dual aspect reception areas overlooking the garden, there is a separate kitchen/breakfast room and CONSERVATORY. On the first floor all bedrooms are doubles, there is a family bathroom and a further shower room.

This property also offers generous loft space and further scope for additional living space, subject to the necessary planning consents.

This fantastic home has the rare advantage of having its own DRIVEWAY and single GARAGE. One of the show pieces of this home is the beautifully maintained mature south facing rear garden, perfect for summer entertaining.

There is an electronically operated sun awning across the rear of the house and an underground garden watering system.

Offa Road is a CUL-DE-SAC in the highly sought after old conservation area and considered to be one of the most desirable roads in this part of the city, with elevated views over Fishpool Street and Verulamium Park.

This substantial property is ideally situated within half a mile of St Albans High Street, which offers many shops, restaurants, pubs and a twice weekly market. Well regarded schools are easily accessible.

he 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: D









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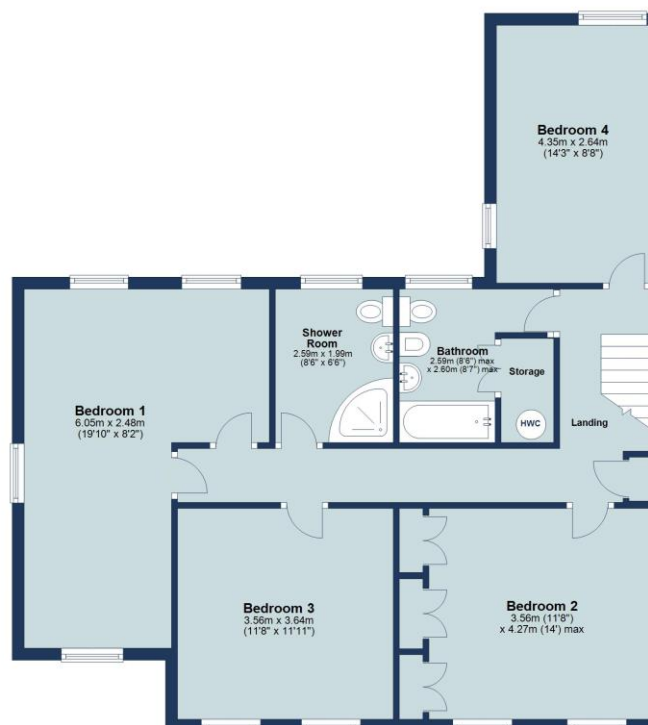
Ground Floor

Approx. 92.6 sq. metres (996.2 sq. feet)



First Floor

Approx. 85.4 sq. metres (919.7 sq. feet)



Total area: approx. 178.0 sq. metres (1915.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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