



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

Sadleir Road, St. Albans, AL1 2BL
Asking Price £785,000

Nestled in a peaceful cul-de-sac is this charming mid-terraced house offering the perfect blend of modern comfort and traditional character.

Boasting three well-proportioned bedrooms, this property is ideal for families or professionals seeking a stylish and homely abode.

The interiors are bright and welcoming, featuring a spacious living area and a well-equipped kitchen.

Outside, the property benefits from a lovely garden, perfect for relaxing or entertaining guests. Additionally, off-street parking adds convenience for residents.

Situated in a sought-after location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a convenient and comfortable lifestyle.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing.

Client Comment:

Living in this home has been an absolute joy and seeing our family grow from three to four.

One of our favourite aspects of the neighbourhood is the proximity to the city centre, the gyms, local parks, community centres, two excellent schools, and train stations, all just a short walk away.

The community is warm and welcoming, making it a wonderful place to call home.

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









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Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



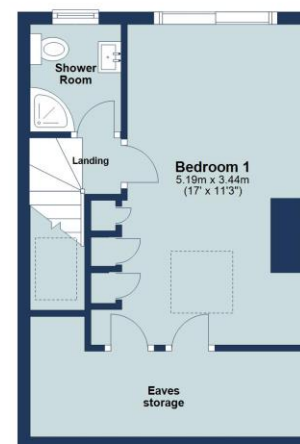
First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Second Floor

Approx. 22.4 sq. metres (240.8 sq. feet)



Basement

Approx. 11.4 sq. metres (122.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

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

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

☎ 01727 898150
✉ stalbans@bradfordandhowley.com
📍 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com