



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

Saracens Head Yard, Pageant Road, AL1 1ND
Asking Price £830,000

Located right in the heart of the city is this beautifully presented **THREE BEDROOM TOWNHOUSE** with the added benefit of a single **GARAGE** and **OFF-STREET PARKING**.

On the ground floor there is a welcoming entrance hall, shower room and a double bedroom. Moving up to the first floor is the kitchen with a breakfast bar and a large L-shaped living/dining room with a **SOUTH FACING BALCONY**.

The top floor boasts a family bathroom and two further double bedrooms with the main bedroom enjoying an en-suite shower room and fitted wardrobes.

Externally the property benefits from off road parking, single integral garage, and a private courtyard rear garden.

Saracens Head Yard is a quiet residential cul-de-sac conveniently located within walking distance of the mainline station, making this a perfect proposition for a busy London commuter.

There are a number of excellent local restaurants and coffee shops within walking distance the wonderful Odyssey art deco style cinema is just around the corner on London Road.

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

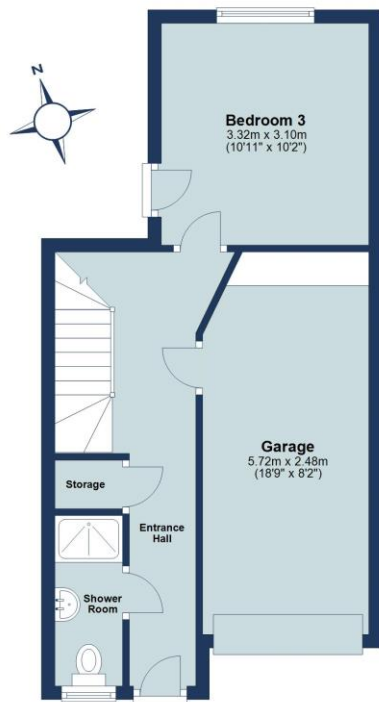




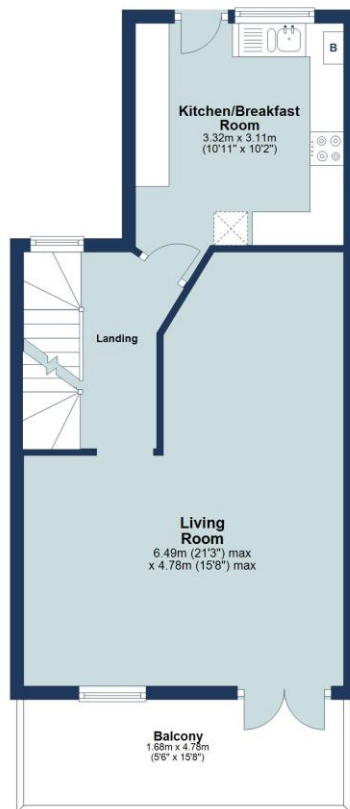




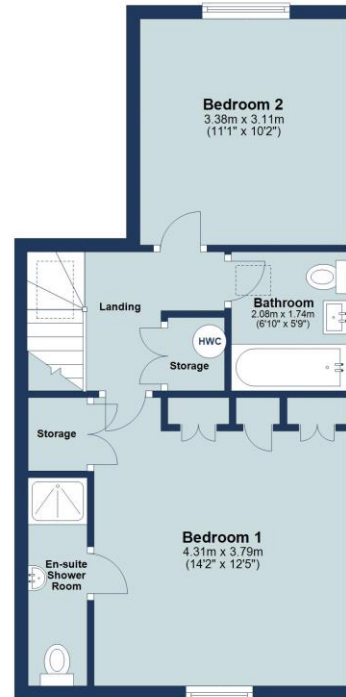
Ground Floor
Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.8 sq. feet)



Second Floor
Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

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

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