



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

Holywell Hill, St. Albans, AL1 1BX
Guide Price £2,500,000

NO UPPER CHAIN

Located in a sought-after location in the heart of St Albans city centre, is this fabulous four-bedroom detached character residence.

Set behind private electric gates, this home enjoys a generous living combination with the added benefit of parking for up to four vehicles. This includes a kitchen that opens onto a large dining/family room, a good-sized living room, and a master bedroom suite that features a dressing area, walk-in wardrobes and an en-suite shower room. There are three further bedrooms, two with en-suites and a family bathroom.

Outside is a delightful, landscaped garden with a separate pool house that contains an endless pool, hot tub, sauna and wet room.

Orchard Cottage is ideally situated just off Holywell Hill, placing it mere steps away from the vibrant city centre with its wide variety of shopping and leisure facilities.

The mainline railway station and Verulamium Park are also within convenient reach. This prime location offers stunning views of the Abbey Cathedral, enhancing the charm of this exceptional property.

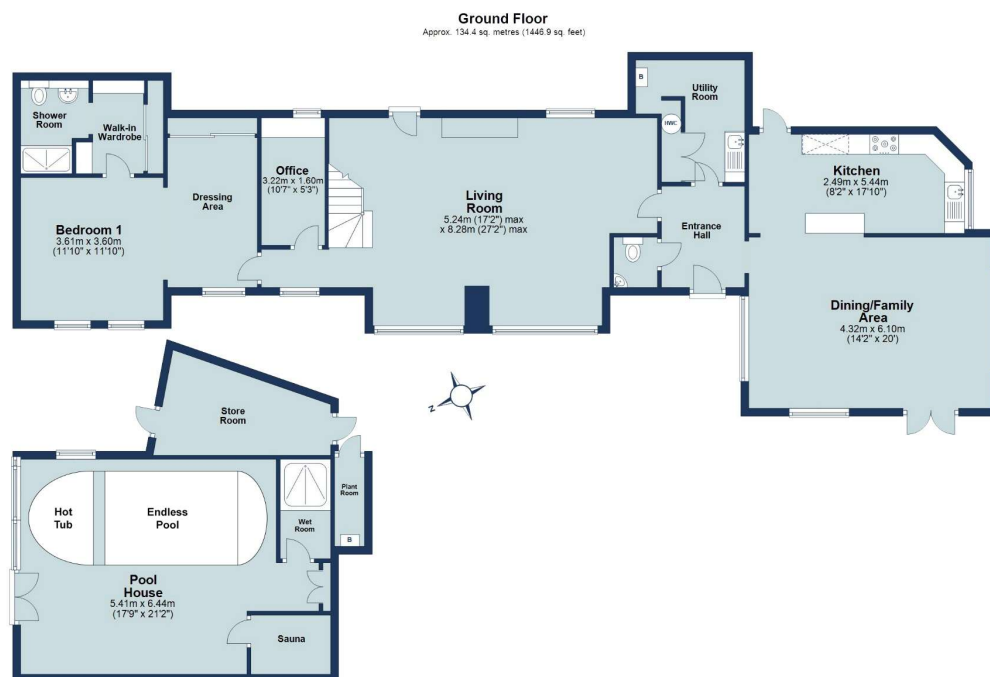
Tenure: Freehold
Council Tax Band: G
EPC Rating: E











Total area: approx. 206.0 sq. metres (2217.2 sq. feet)

Floor plan is for marking purposes only and is to be used as a guide.
Pool House building not included in the total floor area.
Plan produced using PlanUp.

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