



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

Albion Road, St. Albans, AL1 5EB
Asking Price £800,000

NO UPPER CHAIN

Located just a short stroll away from St Albans City Station is this well-presented THREE/FOUR BEDROOM townhouse with a low maintenance rear garden. The accommodation is arranged over three floors and offers versatile living to suit a buyer's needs.

The ground floor comprises an entrance hall, bay fronted office/bedroom four, cloakroom and a beautiful kitchen / dining / family room with doors out to the rear garden.

The first floor enjoys a cosy living room with feature fireplace, a large storage cupboard and a double bedroom that is currently being used as a home gym. The top floor consists of bedroom three, family bathroom and the main bedroom with fitted storage and en-suite.

Externally the property benefits from residents on road parking to the front and a private low maintenance rear garden with patio and artificial lawn areas.

Albion Road is situated to the east side of the city and is close to the well-regarded schooling, green open spaces, and the city centre with an extensive range of shopping and leisure facilities.

The property is close to the many restaurants and cafes contained within the popular Fleetville area of St Albans, such as The Fleetville Larder. Shopping facilities are provided by a large Morrisons supermarket and a handy Tesco Express for all your day-to-day needs.

St Albans City Station with its regular trains into London St Pancras is approximately 0.4 miles away.

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



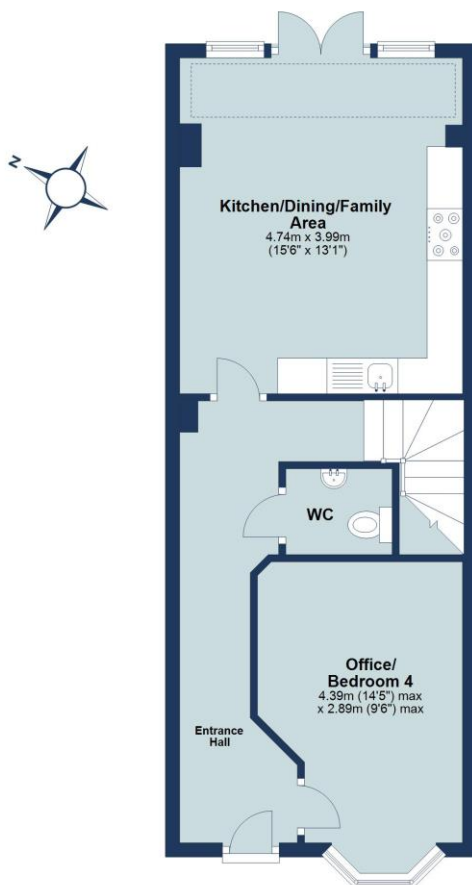






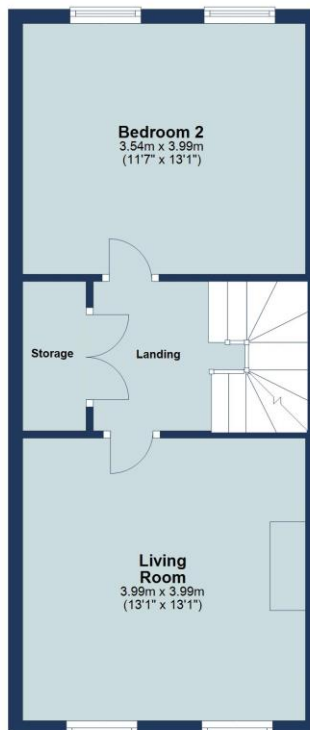
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Second Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 122.7 sq. metres (1320.7 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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