



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

Salisbury Avenue, St. Albans, AL1 4UB  
Asking Price £1,200,000



Located on one of St Albans' most sought-after, tree-lined residential roads, this attractive four-bedroom family home offers well-balanced accommodation, a generous south-facing garden, and off-street parking, all within easy reach of excellent local schools, train station and amenities.

Internally, the property features four well-proportioned double bedrooms, a family bathroom, and an additional modern shower room.

The heart of the home is a stylish open-plan kitchen/dining/family room, perfect for modern living and entertaining, offering a bright and welcoming space for the whole family to enjoy with a wealth of natural light. The front of the property boasts a further generous reception room. The downstairs is completed with a large utility room, cloakroom and a garage which provides ample of storage.

Externally, the home benefits from a well-maintained large south-facing garden, ideal for outdoor dining and play, with a private patio. To the front, there is off-street parking for two vehicles, adding further convenience.

Ideally situated, the property is within close proximity to the local outstanding Fleetville and Beaumont schools, making it a superb choice for families. The location also offers easy access to local amenities to include a supermarket, restaurants, and a post office. This popular residential road also features a local tennis club, and excellent transport links into St Albans city centre and beyond, ensuring convenience for commuters and day-to-day living.

#### **Client Comment:**

Salisbury Avenue is a wonderful location with close proximity to local shops and restaurants but more importantly within walking distance to the train station and nearest local primary and secondary schools.

There is a genuine sense of community in the neighbourhood with a Street WhatsApp group, recycling group and communal street parties to mark special occasions. We loved seeing our children grow up from primary school to university in this wonderful neighbourhood.

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

















### Ground Floor

Approx. 82.7 sq. metres (890.1 sq. feet)



### First Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage included in total floor area. Without garage the total floor area is 135.1sqm (1453.8) sqft  
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