



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

Meadowcroft, St. Albans, AL1 1UG
Guide Price £975,000

Set on a generous plot in a sought-after residential area on the east side of the city, this impressive FIVE-BEDROOM LINK-DETACHED residence is ideal for modern family life, combining comfort, style, and excellent connectivity to local amenities and transport links.

Upon entering the property, you are welcomed by a wide and inviting entrance hall, which immediately sets the tone for the space and light that continues throughout the home. Practical understairs storage, ideal for keeping everyday items neatly tucked away.

From the hallway, doors open into a generous dual aspect living room, where natural light pours in creating a bright and airy environment. This room flows effortlessly into the adjoining dining area perfect for entertaining guests or enjoying family meals together.

A separate study or home office sits to the side of the house, offering flexibility for remote working. Sliding doors open from here into a charming conservatory, which provides a peaceful retreat and lovely views over the rear garden making it an ideal spot to relax with a book or enjoy a morning coffee.

To the rear of the home lies the kitchen/breakfast room, offering ample worktop and cupboard space, along with delightful views across the mature rear garden. Adjoining the kitchen is a walk-in pantry and a practical utility room, providing additional storage and laundry facilities.

The first floor is equally impressive, with a large central landing that gives access to all five bedrooms. The master bedroom is notably spacious and enjoys a private en-suite, while the remaining four bedrooms are suitable for children, guests, or additional workspaces if needed and a family bathroom is positioned at the rear of the home.

Externally, to the front, there is ample off-road parking, including a covered carport area and a separate larger-than-average DOUBLE LENGTH GARAGE, providing secure storage or workshop potential.

The rear garden is a true highlight of the property beautifully maintained and thoughtfully landscaped with colourful shrubbery, lawn, a pond, and a charming garden room that could serve as a hobby space or studio.

Located on the desirable eastern fringe of the city, Meadowcroft is within easy reach of highly regarded local schools, making it ideal for families.

Excellent transport links are also nearby, with quick access to major motorway networks, while the mainline railway station offers convenient travel into central London. The city centre itself, with its diverse range of shops, restaurants, cultural attractions, and leisure facilities, is just a short drive away.

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









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Total area: approx. 189.7 sq. metres (2041.9 sq. feet)

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

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@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

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

bradfordandhowley.com