



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

Arthur Road, St Albans, AL1 4SZ
Asking Price £550,000

This beautifully presented two-bedroom terraced home, located on the ever-popular Arthur Road in the heart of Fleetville, effortlessly combines character features with modern comforts to create a warm and welcoming home ideal for couples, young families, or professionals looking to enjoy the vibrant lifestyle that St Albans has to offer.

From the moment you step through the front door, you are greeted by a charming dining area, filled with natural light, and centred around a striking feature fireplace a perfect space for entertaining guests or enjoying cosy family meals. The layout flows seamlessly into the inviting living room, offering a comfortable and relaxing space to unwind, with views and access through to the kitchen at the rear of the home.

The kitchen is a real highlight of the property a stunning, thoughtfully designed space with ample storage, and modern appliances. Whether you're cooking up a storm or enjoying your morning coffee, this kitchen caters to everyday convenience. A door to the garden enhances the light and creates a strong connection between the indoor and outdoor spaces.

Upstairs, you'll find two beautifully decorated bedrooms, each with their own unique charm and character. The main bedroom offers ample space for furniture and benefits from a large window that floods the room with light and feature fireplace. The second bedroom is equally as light and perfect for a guest room or study and also enjoys a feature fireplace.

A spacious and well-appointed family bathroom completes this floor, featuring modern fixtures and a calming colour palette ideal for a relaxing soak after a long day.

To the rear, the property boasts a private, well-maintained garden a tranquil outdoor space perfect for summer barbecues, gardening, or simply enjoying the sunshine. At the end of the garden sits a delightful garden room, offering flexible use as a summerhouse, home office, or peaceful retreat on warm evenings.

Arthur Road is located in the much-loved Fleetville area of St Albans, known for its community feel, excellent local amenities, and proximity to transport links. Just a short stroll away is St Albans City Station, providing frequent and direct services into London St Pancras in under 30 minutes ideal for commuters.

Families will appreciate the highly regarded schooling options available for all ages nearby, and the area is dotted with parks and green spaces, including the popular Clarence Park, perfect for weekend walks or outdoor play.

Hatfield Road, just moments away, offers an excellent range of day-to-day amenities including independent coffee shops, vibrant eateries, local shops, and supermarkets, all contributing to the area's lively and convenient lifestyle.

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



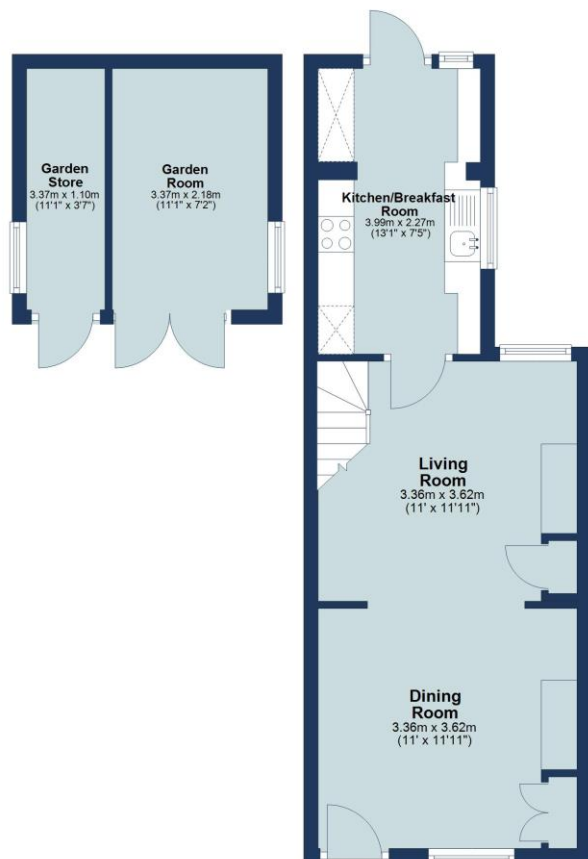






Ground Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

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

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