



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

Kings Road, St. Albans, AL3 4TG
Asking Price £1,250,000

A Charming Four-Bedroom Semi-Detached Home in the Prestigious St Michael's Area of St Albans.

Positioned in the sought-after and historic St Michael's area of St Albans, this well-presented FOUR BEDROOM SEMI-DETACHED family home offers spacious and versatile accommodation arranged over three floors. With a thoughtfully designed layout, multiple reception rooms, and a SOUTH-FACING garden, this home is ideal for families seeking comfort, convenience, and a premium location.

The property opens into a welcoming entrance hall, leading to a bright inner hallway with access to a handy utility room and WC. To the front, a dedicated dining room provides the perfect space for formal meals or family gatherings. Double doors connect this room to a spacious living room, which enjoys direct access to the rear garden via French doors.

At the heart of the home lies a bright and airy kitchen/breakfast room, enhanced by skylights and further double doors leading out to the garden. This sociable space flows seamlessly into the adjoining family room at the rear—ideal for everyday living, relaxing with loved ones, or hosting guests.

The first floor offers a generous landing leading to three well-proportioned bedrooms. The principal bedroom features attractive rear views and benefits from a private en-suite shower room.

A modern family bathroom completes this level. The second floor offers a fourth bedroom along with useful storage space, ideal for guests, a home office, or a teenager's retreat.

Outside, the front of the property features a driveway providing off-street parking. The south-facing rear garden offers a paved space bordered by young shrubs, providing scope for personal landscaping and the perfect spot for summer dining and entertaining.

Located within the prestigious St Michael's area, this home enjoys a quiet residential setting within easy reach of St Albans city centre, excellent schools, Verulamium Park, and mainline transport links. This is a rare opportunity to purchase a well-designed family home in one of St Albans' most desirable neighbourhoods.

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









Ground Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Second Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 167.2 sq. metres (1800.1 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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