



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

Anvil Place, Watford Road, AL2 3BY
Asking Price £1,300,000

Tucked away just off the Watford Road, this beautifully appointed gated four bedroom detached home offers over 2,200 sq. ft of spacious, versatile living – perfectly suited for modern family life and entertaining.

Approached via a generous driveway, the property immediately impresses with its charming kerb appeal and sense of privacy. Upon entering, you are welcomed by a bright and spacious entrance hall, setting the tone for the rest of the home. To the right, a large dual-aspect living room provides a warm and inviting space, complete with doors opening directly onto the rear garden – perfect for seamless indoor-outdoor living.

The well-equipped kitchen/breakfast room offers an abundance of worktop and storage space, making it a practical and social hub of the home. This leads conveniently into a separate utility room with an external door to the side – ideal for busy family routines.

A formal dining room, also with access to the garden, connects through to a second reception/family room at the rear, providing an adaptable space for relaxing, entertaining, or home-working.

Upstairs, a generous landing with built-in storage gives access to four double bedrooms. The impressive principal suite boasts a walk-in dressing room and a stylish en-suite shower room.

Bedroom two also enjoys its own en-suite, while bedrooms three and four share a modern family bathroom – all beautifully presented and offering excellent proportions.

Outside, the rear garden is a real highlight. Thoughtfully landscaped and lovingly maintained by the current owners, it features a wonderful mix of mature trees, shrubs, and borders, creating a peaceful and private retreat – ideal for summer gatherings or simply enjoying a quiet moment outdoors.

To the front, the property offers a wide driveway with ample parking and access to a spacious double garage, providing both practicality and convenience.

Located in a highly regarded area with excellent access to local amenities, highly rated schools, and major transport routes, this home also benefits from being just a short walk or drive to the vibrant St Albans city centre, with its array of restaurants, shopping, and cultural attractions.

A rare opportunity to secure a substantial family home offering comfort, space, and style in an enviable location.

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









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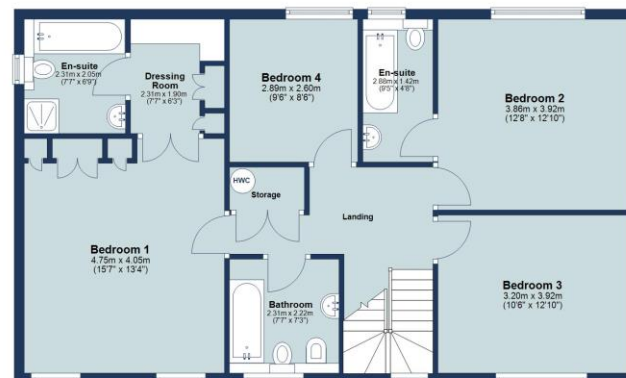
Ground Floor

Approx. 121.1 sq. metres (1303.4 sq. feet)



First Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



Total area: approx. 209.0 sq. metres (2249.8 sq. feet)

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

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