



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

Holyrood Crescent, St. Albans, AL1 2LU
Asking Price £550,000

Located in a popular residential area, this well-presented three-bedroom home offers spacious and versatile living in a family-friendly setting. With bright interiors, modern finishes and the added benefit of private parking and a garage, the property is ideal for first-time buyers, young families, or those seeking a home close to local amenities.

The ground floor features a large open-plan dining and living area with a defined separate sitting space, creating a flexible layout perfect for both everyday life and entertaining. A separate utility area adds valuable practicality, while upstairs the home is served by a modern, bright family bathroom. Three bedrooms provide comfortable and adaptable accommodation to suit a variety of needs.

Outside, the property enjoys its own outdoor space and is well-served with parks, community playgroups, and well-regarded schools. Recent regeneration has added a new community hub, café, and park with bike pump track, enhancing the local lifestyle.

Situated on Holyrood Crescent in the sought-after Sopwell area of St Albans, the property enjoys excellent transport links, with St Albans Abbey Station (approx. 1.1 miles away) and St Albans City Station (approx. 1.6 miles away), both just a short cycle away via The Alban Way. Major motorways are also easily accessible.

Surrounded by green spaces and scenic footpaths leading across neighbouring farmland and along the River Ver, this is an ideal location for those looking for outdoor space without compromising on convenience and proximity to the city centre.

Everyday essentials are within easy reach, with Sainsbury's, Aldi, and Griffiths Way Retail Park just a short walk away, plus gym and further leisure facilities at Westminster Lodge. A fantastic opportunity to own a 'move-in-ready' home in a well-connected, and family-friendly location.

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











Total area: approx. 113.8 sq. metres (1225.3 sq. feet)

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

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