



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

Stanley Avenue, Chiswell Green, AL2 3AZ
Asking Price £925,000

Enjoy the space, charm, and flexibility of this four-bedroom semi-detached family home, perfectly positioned in the ever-popular Chiswell Green. With a generous layout, a large rear garden, and the exciting potential to extend further (subject to planning), this property is ready to grow with you and your family.

Step inside to a welcoming entrance hall with useful under-stairs storage and stairs rising to the first floor. To the front, the bay-fronted living room offers a cosy retreat, centred around a feature fireplace, making it the perfect space to relax at the end of the day. Also on the ground floor is a versatile fourth bedroom, currently used as a home office, ideal for those working remotely or in need of a playroom or an extra bedroom. A cloakroom provides everyday convenience, while the true hub of the home lies at the rear. Here, a stunning open-plan kitchen, dining, and family area flows seamlessly onto the garden through wide bi-fold doors, filling the space with natural light and creating an effortless indoor-outdoor lifestyle. Whether cooking, entertaining, or enjoying family meals, this room is designed to bring everyone together.

Upstairs, a generous landing leads to three well-proportioned bedrooms. The principal bedroom enjoys an elegant bay window, while the further bedrooms provide plenty of space for children, guests, or additional storage. A family bathroom, complete with both bath and separate shower, completes the floor.

To the front, the property benefits from a driveway providing off-road parking. To the rear, the large garden offers something for everyone: a wide lawn for children to play, a summer house that can be enjoyed all year round, and a patio area perfect for al fresco dining or entertaining friends on warm summer evenings.

Stanley Avenue is a sought-after residential road in Chiswell Green, a vibrant and friendly community just south of St Albans. The property is within easy walking distance of local shops, cafés, and day-to-day amenities, including a convenience store, pharmacy, and the well-regarded Midway Doctors Surgery. Families are also well catered for with excellent local schools nearby, both primary and secondary, and several nursery options.

For leisure, Chiswell Green offers a wealth of green spaces and recreational facilities. Greenwood Park is a short stroll away, providing large open fields, children's play areas, sports facilities, and community events throughout the year. The area is also popular with walkers and cyclists, with nearby countryside and the Ver Valley offering scenic routes to explore.

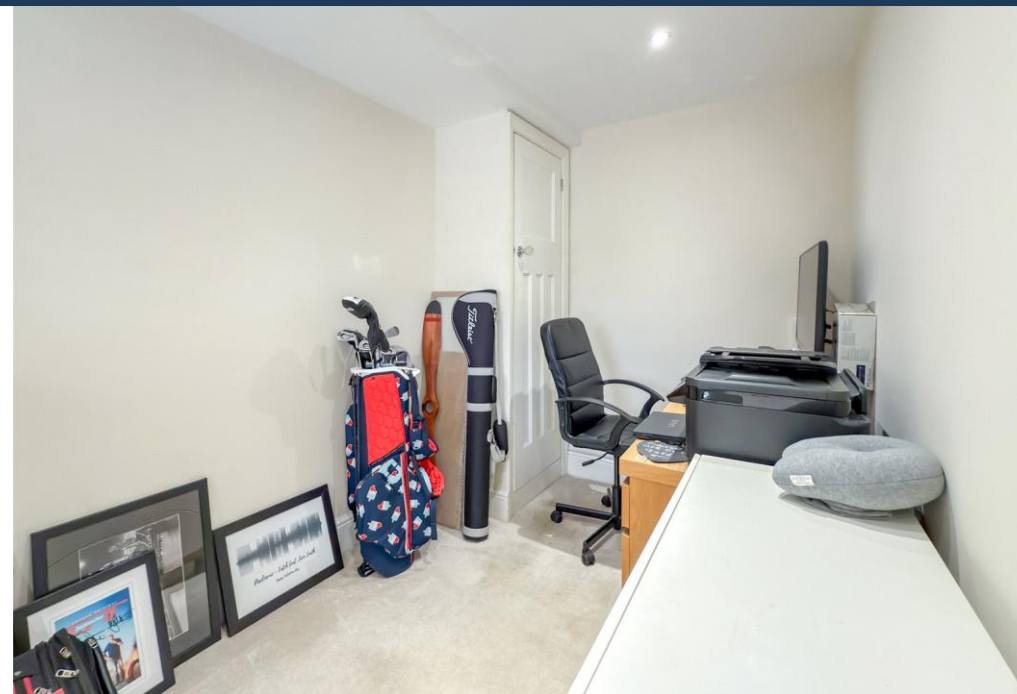
Transport connections are another major benefit. The M1 and M25 motorways are both easily accessible, making this location perfect for commuters. For rail links, St Albans City station provides fast and frequent services into London St Pancras in under 25 minutes, while St Albans Abbey station offers a local link to Watford. Just a short drive away lies the historic city centre of St Albans, renowned for its charming mix of boutique shops, restaurants, pubs, and cafés, as well as its beautiful cathedral, bustling markets, and cultural attractions. For those who enjoy shopping, the Maltings centre and Christopher Place offer a range of high-street and independent retailers.

This property truly combines the best of both worlds – a peaceful family setting with easy access to the city, excellent schools, and countryside walks, making it an ideal home for modern family life.

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









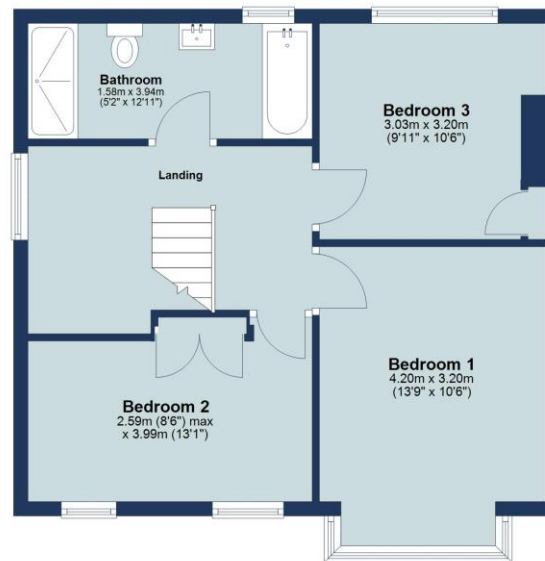
Ground Floor

Approx. 76.5 sq. metres (823.9 sq. feet)



First Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



Total area: approx. 126.8 sq. metres (1364.8 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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