



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

67 Hardwicke Place, London Colney, AL2 1PX  
Asking Price £625,000



Located in the highly sought-after London Colney area of St Albans, this four-bedroom detached family home offers generous accommodation arranged over two floors and is available for sale with the added advantage of no upper chain.

The property opens with a welcoming entrance hall giving access to all ground floor rooms. The kitchen, positioned at the front of the house, features a range of wall and base units providing ample storage and workspace, along with a front-facing window that brings in plenty of natural light.

To the rear, the living and dining area provides a comfortable and sociable space for both everyday family life and relaxed gatherings, with direct access to the conservatory, which enjoys views over the garden and can be used as an additional sitting area, playroom, or home office. A guest WC completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, offering flexibility for families or those working from home.

The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home enjoys a private driveway providing off-street parking and access to a garage, currently utilised as a workshop but easily adaptable to suit individual needs.

The rear garden features both patio and lawned areas bordered by mature plants, shrubs, and flowers — creating a pleasant and private outdoor space ideal for relaxing or dining al fresco.

Hardwicke Place is a quiet and well-regarded residential cul-de-sac within easy reach of local shops, schools, and amenities.

The area also benefits from excellent transport links, including convenient access to the A414, M25, and M1 motorways, and nearby connections to St Albans city centre and its mainline station offering direct services into London St Pancras International.

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







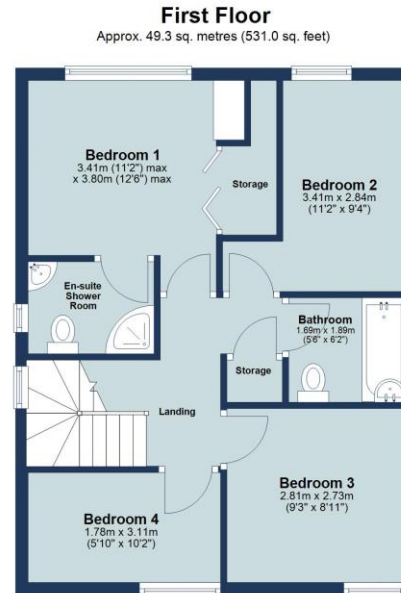
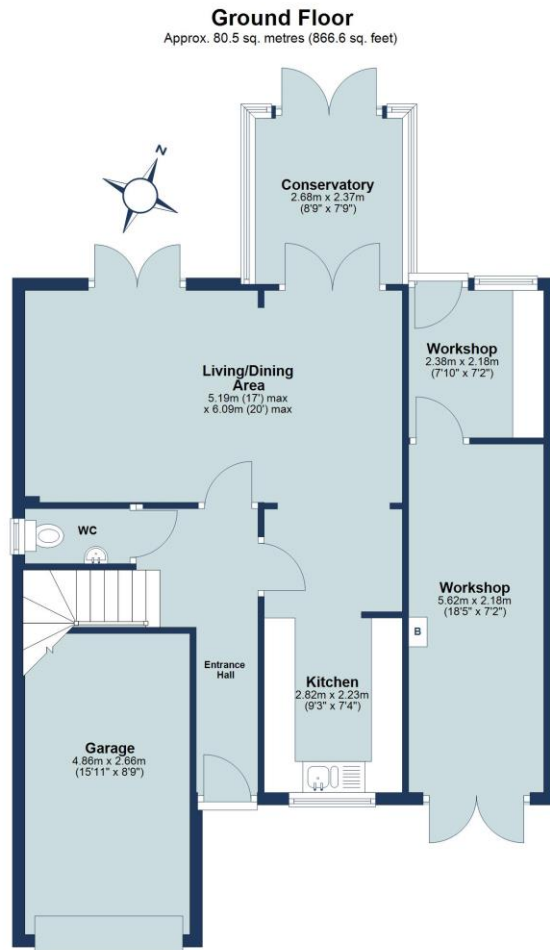












**Total area: approx. 129.8 sq. metres (1397.6 sq. feet)**

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage and workshops are included in the total floor area.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let  
your current home?



Scan me to request your **FREE**  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for **FREE** mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

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

**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

**01727 898150**  
**stalbans@bradfordandhowley.com**  
**8 Chequer Street, St Albans, Herts, AL1 3XZ**

**bradfordandhowley.com**