



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

Abbey Mill Lane, St. Albans, AL3 4HA
Asking Price £1,185,000

Set along the historic Abbey Mill Lane, this charming three-bedroom semi-detached home offers character, flexibility, and a rare opportunity to live in one of St Albans' most iconic settings. With a basement family room, separate garage, and private rear garden, the property is offered to the market with no onward chain.

The home opens with an inviting entrance hall, giving access to the main reception spaces. To the front, a welcoming living room features a character fireplace and direct access to the rear patio and garden, while a separate dining room provides a formal entertaining space. To the rear, a generous kitchen/breakfast room includes an adjoining utility area and W/C, with further access out to the garden.

The lower-ground basement family room adds valuable versatility, ideal as a playroom, media room, or study. Upstairs, the first floor is home to three bedrooms: the principal bedroom with built-in wardrobes, a second double with fitted storage cupboards, and a smaller third bedroom. A family bathroom, a separate W/C, and additional storage cupboards complete the arrangement.

The rear garden begins with a paved patio area, ideal for seating and dining, with steps leading up to a raised terrace and a private lawned garden beyond. A separate garage provides further practicality and storage, with a frontage for further parking for two vehicles.

The location is truly outstanding — right in the heart of historic St Albans, with Verulamium Park and the famous Ye Olde Fighting Cocks pub just steps away. The Cathedral and bustling city centre are within easy walking distance, offering a wealth of restaurants, cafés, shops and cultural attractions.

With the mainline station nearby providing fast connections into London St Pancras, this property combines period charm with modern-day convenience in one of the city's most desirable settings.

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









Basement

Approx. 15.8 sq. metres (170.2 sq. feet)



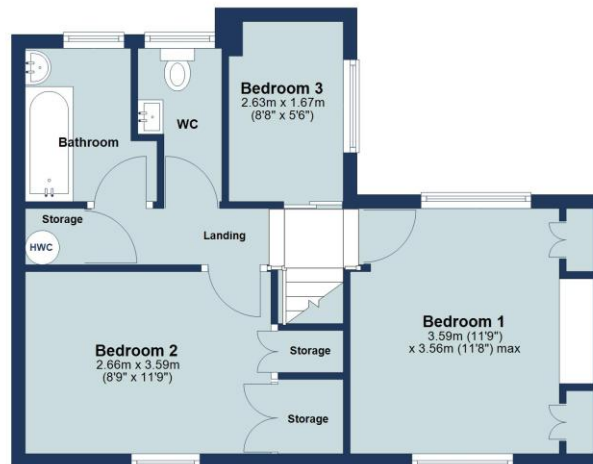
Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 101.0 sq. metres (1087.4 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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