



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

St. Vincent Drive, St. Albans, AL1 5SJ
Asking Price £750,000

Enjoy living in this attractive three-bedroom detached family home, ideally positioned on the popular St Vincent Drive in the highly sought-after city of St Albans.

Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the rest of the property. There is a convenient downstairs WC, perfect for guests, along with stairs rising to the first floor and useful storage tucked neatly beneath.

The living room is located to the front of the property and provides a comfortable and inviting space to relax, featuring double doors that open into the dining room, allowing for flexible open-plan living or more defined spaces as desired.

The dining room flows effortlessly through to the kitchen, creating a wonderful area for family meals and entertaining. The kitchen enjoys pleasant views over the rear garden and offers ample space for modern appliances and storage.

To the first floor, the landing leads to three well-proportioned bedrooms, all of which are ideal for family living or home working. The principal bedroom benefits from built in wardrobes and its own en-suite shower room, providing a private and practical retreat.

The remaining bedrooms are served by a family bathroom, fitted with a suite suitable for everyday use.

Externally, the property continues to impress. There is off-street parking along with access to the garage, offering additional storage or secure parking to the rear.

There is a delightful south-facing garden, a real highlight of the home, providing an excellent space for outdoor entertaining, children's play, or simply enjoying the sunshine throughout the day.

This property has plenty of potential to extend further to the side and rear subject to the necessary planning consents.

St Vincent Drive is well located within St Albans, offering easy access to a range of local amenities, highly regarded schools, and excellent transport links, including road connections and rail services into London.

This property represents a fantastic opportunity to secure a detached family home in a desirable location with scope to add value and tailor to individual needs.

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









Ground Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 95.9 sq. metres (1032.6 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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First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



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