



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

The Ridgeway, St. Albans, AL4 9XA  
Asking Price £850,000



A Nash built three-bedroom semi-detached family home, set on a wide plot of approximately 0.10 acres and offering excellent scope to extend STPP.

The property is situated within walking distance of SANDRINGHAM SCHOOL, plus a short walk also to SKYSWOOD PRIMARY SCHOOL, and offers spacious and versatile living arranged over two floors with two large reception rooms and a kitchen to the ground floor and three bedrooms and two bathrooms to the first floor.

Externally the property offers a private rear garden with gated side access leading to parking for several vehicles and a single garage.

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















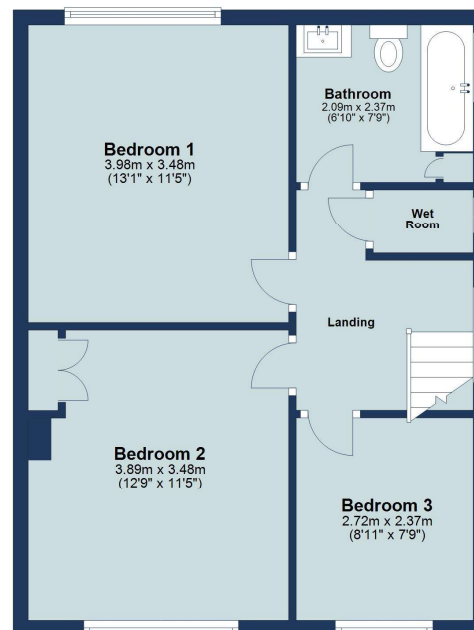
## Ground Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



## First Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

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

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