



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

Pollicott Close, St. Albans, AL4 9YL
Guide Price £875,000

An attractive and well-presented detached family home, which has been extended to the ground floor and set within a quiet cul-de-sac close to open fields.

The property offers easy access to EXCELLENT LOCAL SCHOOLING, whilst being set on a prominent corner plot with wrap around gardens, garaging and parking for several vehicles.

Internally the property offers a light and airy feel throughout with versatile family living comprising of two reception rooms, both of which open into the garden, an open plan kitchen/dining/family room and a guest cloakroom with a separate utility room to the ground floor.

The first floor offers a principal bedroom with an en suite shower room, with the remaining bedrooms served by a family bathroom.

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









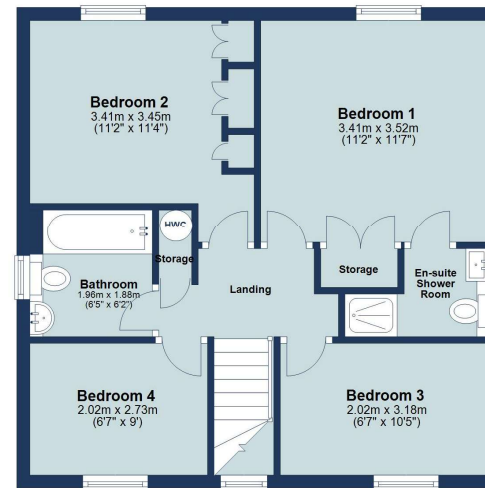
Ground Floor

Approx. 84.6 sq. metres (910.8 sq. feet)



First Floor

Approx. 49.3 sq. metres (531.2 sq. feet)



Total area: approx. 134.0 sq. metres (1442.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is 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
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

01727 856999
marshalswick@bradfordandhowley.com
5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com