



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

The Ridgeway, St. Albans, AL4 9XG  
Guide Price £950,000



A modern detached family home, situated within walking distance of EXCELLENT LOCAL SCHOOLING and local shops.

The property offers spacious and versatile family living arranged over three floors, whilst benefitting from solar panels, a south-facing private garden and parking for several vehicles.

Internally the property features FOUR well-proportioned bedrooms, two bathrooms, a formal sitting room and a well-equipped kitchen/dining room which opens into the rear garden.

The rear garden is set on a corner plot and leads to private parking with electric car charging point.

**Tenure: Freehold**  
**Council Tax Band: F**  
**EPC Rating: B**









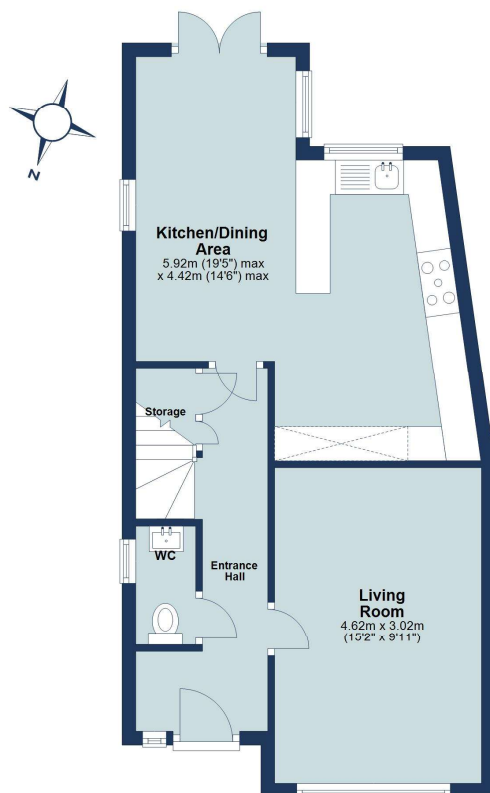






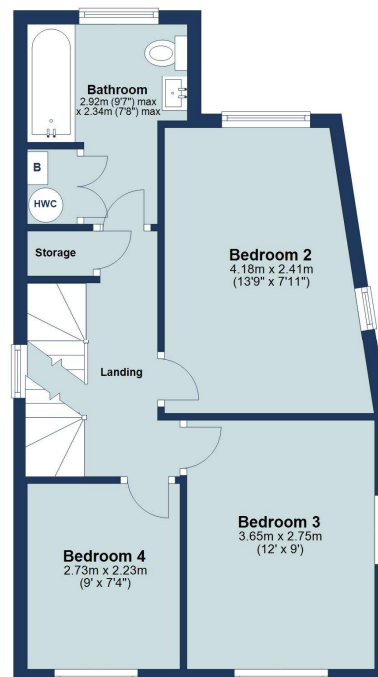
### Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



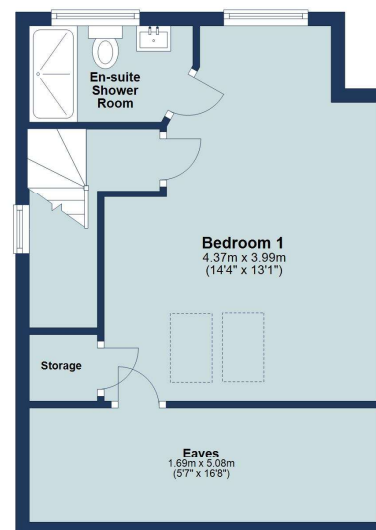
### First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



### Second Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 116.3 sq. metres (1251.4 sq. feet)

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

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