



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

Arthur Road, St. Albans, AL1 4SZ
Asking Price £600,000

NO UPPER CHAIN

Located in a popular CUL-DE-SAC in the heart of Fleetville is this FOUR bedroom character home providing well planned accommodation arranged over THREE FLOORS. The property carefully blends character and charm such as stripped floorboards and a WOOD BURNER with modern touches.

On the ground floor there are two reception rooms, a kitchen which overlooks a well-tended west facing rear garden. On the upper floors there are four bedrooms providing versatile space for those that would perhaps use some of the rooms as home offices.

There is a luxury family size BATHROOM AND EN-SUITE shower room.

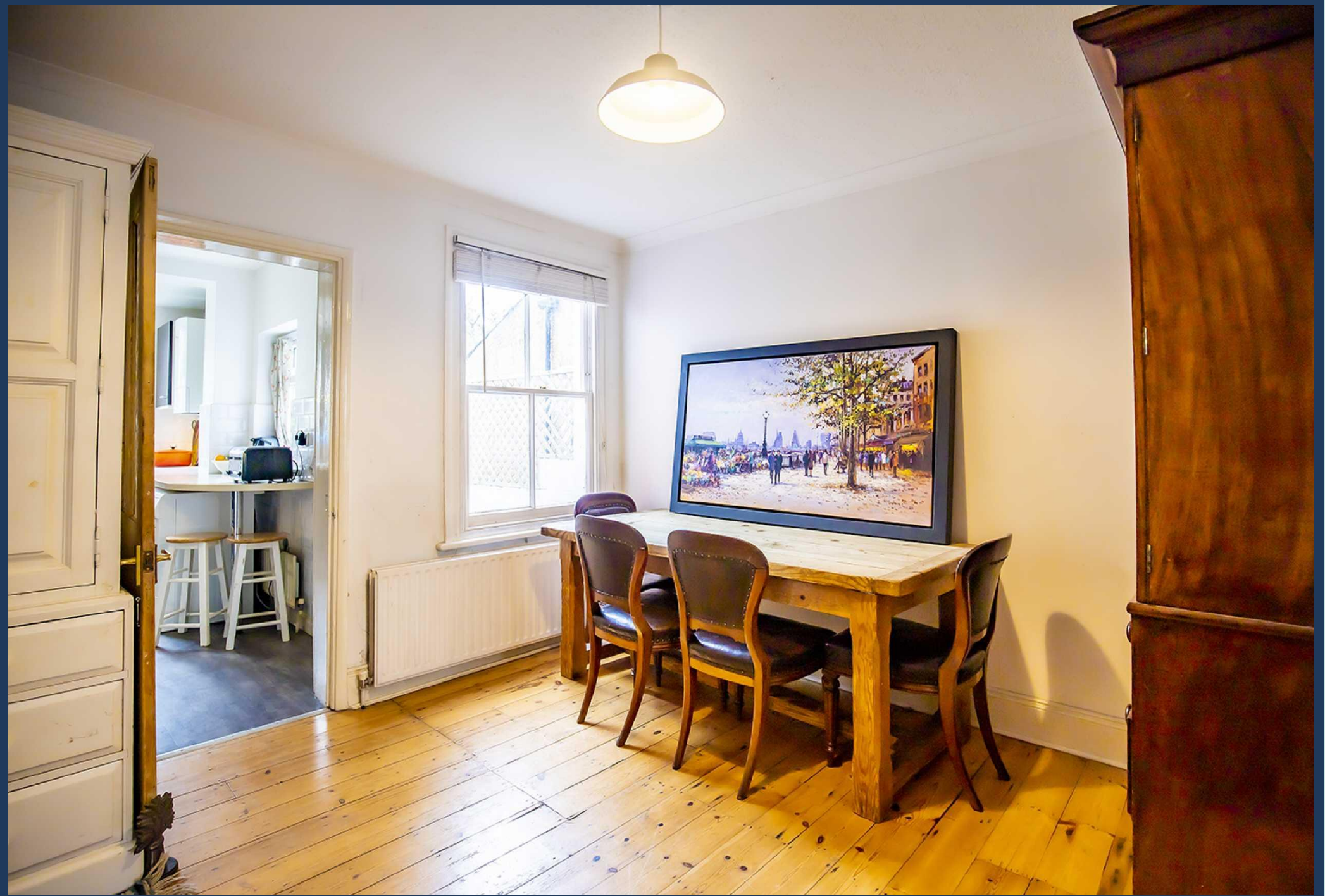
Arthur Road is within walking distance of the mainline station with regular trains into London St Pancras.

There is well regarded schooling for all ages close by and an excellent selection of day to day amenities that can be found on Hatfield Road that include coffee shops, restaurants, and supermarkets.

There are a number of parks nearby making this home an attractive proposition for a family.

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



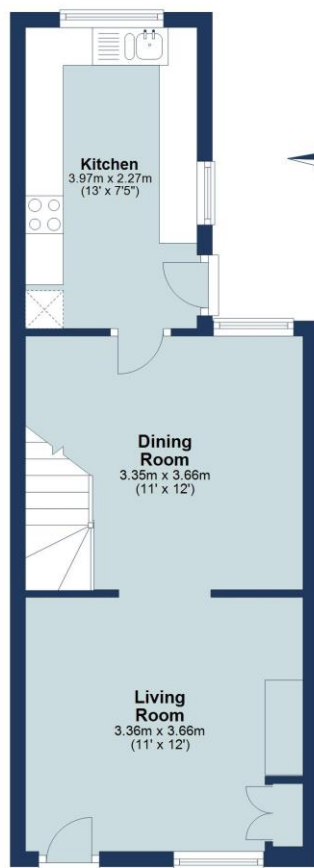






Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



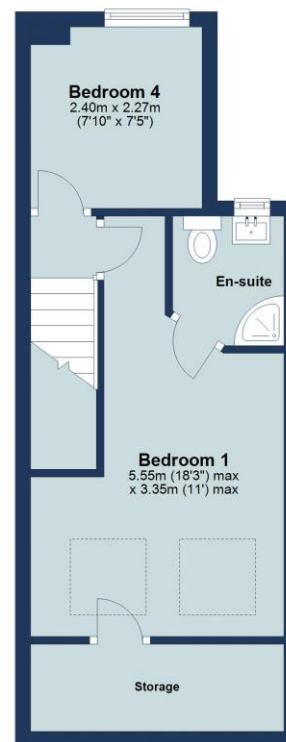
First Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.4 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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