



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

Upton Avenue, St Albans, AL3 5EW  
Guide Price £1,195,000

This impressive bay fronted FIVE DOUBLE BEDROOM semi-detached home provides well planned accommodation arranged over THREE FLOORS. This wonderful home enjoys over 1800sqft of living space, carefully blending period features with modern touches.

The generous sized living room enjoys an elevated position from the street with a WOOD BURNER, perfect for cosy nights in.

The open plan kitchen/dining and family area enjoys part-vaulted ceilings and opens directly onto the rear garden.

On the upper floors, all the bedrooms are a good size, there is a family bathroom and an en-suite shower room.

Externally, the rear garden is easy to maintain with a mixture of mature shrubs and trees.

Upton Avenue is ideally positioned in the centre of St Albans only a short stroll to everything that the city centre has to offer, with the mainline station also easily accessible.

There is also an excellent selection of local parks nearby and a variety of sought after schools.

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

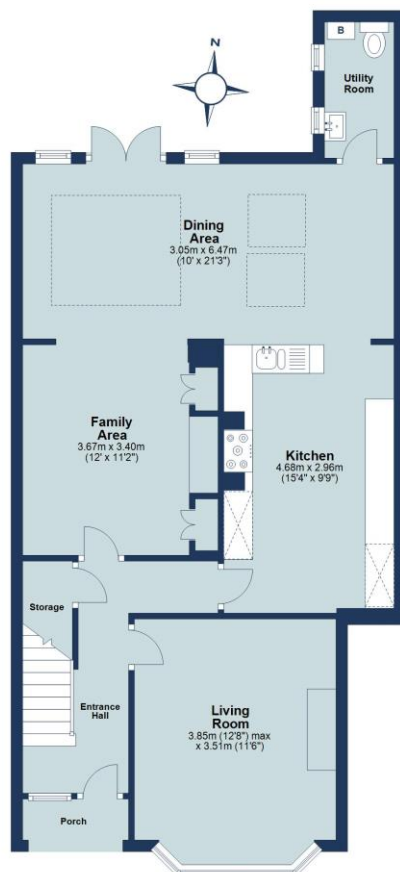




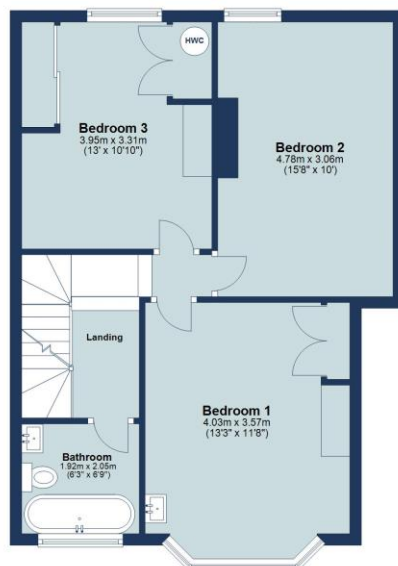




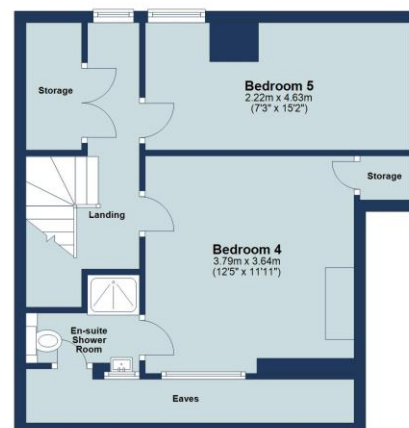
**Ground Floor**  
Approx. 75.6 sq. metres (813.6 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (591.2 sq. feet)



**Second Floor**  
Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 168.2 sq. metres (1810.9 sq. feet)

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

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**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com