



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Corder Close, St. Albans, AL3 4NH

Guide price £850,000

## Corder Close, St. Albans, AL3 4NH

NO UPPER CHAIN

Located in the sought after St Stephens area is this FOUR BEDROOM DETACHED home forming part of a quiet residential CUL-DE-SAC.

The property enjoys well planned accommodation arranged over two floors with the bright and spacious open plan kitchen / breakfast room overlooking the garden. The living room is DUAL ASPECT with an OPEN FIREPLACE and wood flooring and a separate study, ideal for those having to spend more time working from home.

On the first floor all bedrooms are well proportioned, the master bedroom enjoys an EN-SUITE SHOWER ROOM and there is a separate family bathroom.

To the front of the house there is a well tended garden and a DRIVEWAY providing off street parking and to the rear, a mature garden tiered over two levels.

Corder Close is close to well regarded schooling, within walking distance to the nearby Waitrose supermarket, open countryside, Verulamium Park and adjoining lakes are within easy reach of the city centre and the major motorway networks.



## ACCOMMODATION

### Entrance

Part glazed front door opening into:

### Entrance Hall

Wood flooring, radiator, door to:

### Study

8'2 x 7'8 (2.49m x 2.34m)

Radiator, window to front, laminate wood flooring.

### Utility Room

8'2 x 7'8 (2.49m x 2.34m)

Door to side, tiled floor, space for washing machine.

### Cloakroom

Washbasin, wc, window to side, tiled floor.

### Living Room

26'9 x 11'8 max (8.15m x 3.56m max)

Dual aspect, bay window to front, double doors to garden, wood flooring, three radiators, open fireplace.

### Kitchen / Breakfast Room

16'6 x 11'10 (5.03m x 3.61m)

A bright space with vaulted ceilings and two velux windows, further windows to rear and side, door opening onto garden, tiled floor, range of units, work surface, breakfast bar, gas hob, double oven, sink, fridge freezer, slimline dishwasher, light and filter unit, spotlights, radiator.

## FIRST FLOOR

### Galleried Landing

Window to side, access to loft, airing cupboard, door to:

### Bedroom One

14'8 max x 13'1 (4.47m max x 3.99m)

Double bedroom, radiator, laminate wood flooring, door to:



### **En-Suite Shower Room**

Washbasin, wc, shower cubicle, tiled splash back and floor, window to side, shaver socket, radiator.

### **Bedroom Two**

11'4 x 9'11 (3.45m x 3.02m)

Double bedroom, radiator, fitted wardrobes, laminate wood flooring.

### **Bedroom Three**

9'9 x 10'1 (2.97m x 3.07m)

Double bedroom, radiator, window to front, laminate wood flooring, views over rooftops to fields.

### **Bedroom Four**

8'9 x 8'5 (2.67m x 2.57m)

Single bedroom, radiator, window to front with views over rooftops onto fields, laminate wood flooring.

### **Bathroom**

Washbasin, wc, bath with shower over, tiled splash back and floor, radiator, window to front.

### **EXTERIOR**

#### **Front Garden**

Well tended lawn, mature shrubs and plants, gated side access.

#### **Rear Garden**

Steps up to patio area, further steps up to lawn, mature shrubs and plants, shed.

#### **Viewing Information**

BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

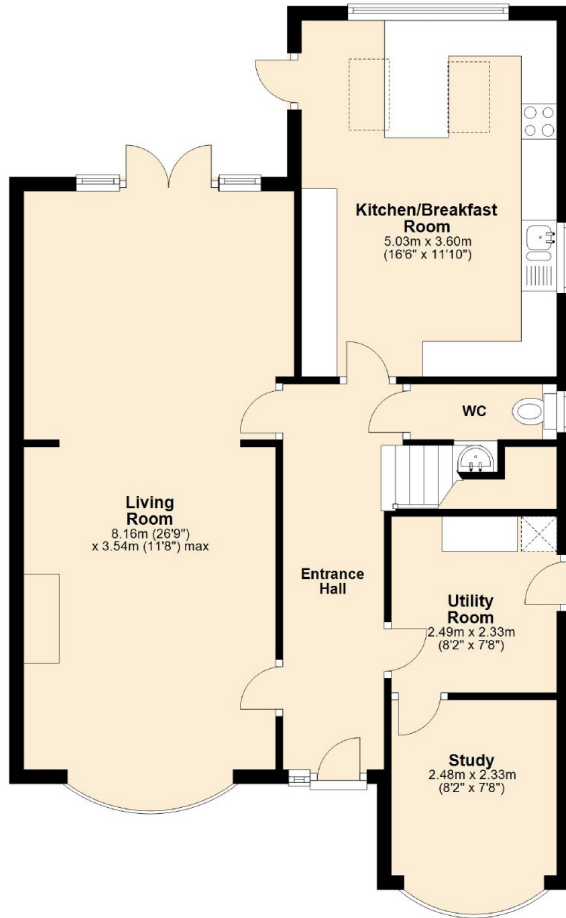
#### **Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

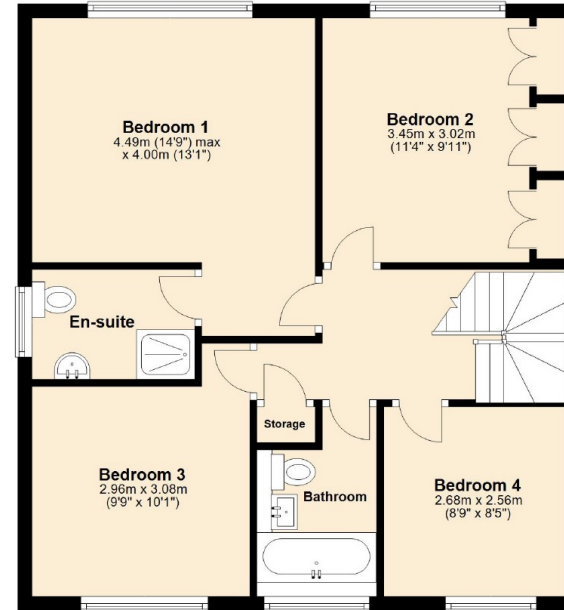




**Ground Floor**  
Approx. 73.0 sq. metres (785.7 sq. feet)



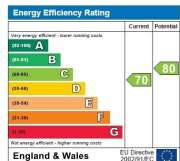
**First Floor**  
Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 134.3 sq. metres (1446.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
The total square area does not include a garage.  
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. We have not tested any of the services, equipment or fittings. No persons 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 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 price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.



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