



145 Holyrood Crescent, St. Albans, AL1 2LU

Guide price £575,000 Freehold



Paul Barker
ESTATE AGENTS

145 Holyrood Crescent

St. Albans, AL1 2LU

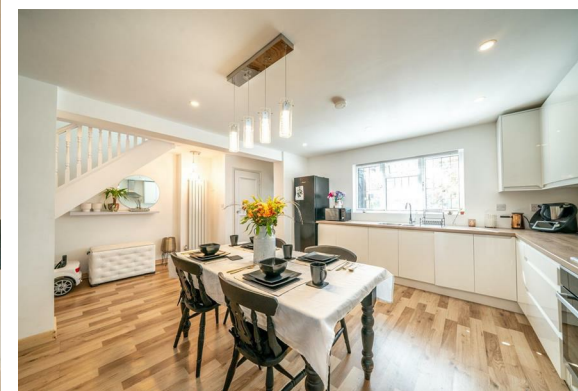
This beautifully presented three-bedroom home enjoys a sought-after position overlooking open green space on the desirable south side of St Albans. Ideally located just 1.1 miles from St Albans Abbey Flyer station and 1.4 miles from the vibrant City Centre, the property offers a perfect balance of tranquil surroundings and convenient access to local amenities and transport links.

The property begins with a welcoming porch opening into a bright entrance hall leading into a the generously spacious 'heart of the home', open-plan kitchen, dining, and lounge area, ideal for modern living and entertaining. To the rear, a cosy snug with patio doors and a practical utility room both offer direct access to the garden.

To the first floor, there are three well-proportioned bedrooms and a stylishly fitted family bathroom, all presented in excellent decorative order.

Externally, the front garden is attractively landscaped and enclosed by a charming picket fence, with lovely views across the green. To the rear, the low-maintenance garden leads to private off-road parking and a detached garage, offering both convenience and security.

Holyrood Crescent is conveniently located approximately 1 mile from the mainline train station and vibrant City centre. There's a parade of local shops close by and St Adrian's RC Primary School & Mandeville Primary Schools. There are also excellent road and motorway links including the M1 & M25.





ACCOMMODATION

Entrance Hall

Kitchen/living/dining

26'5 x 19'5 (8.05m x 5.92m)

Snug

9'7 x 9'5 (2.92m x 2.87m)

Utility

'5 x 5'11 ('1.52m x 1.80m)

FIRST FLOOR

Landing

Bedroom

11'5 x 10' (3.48m x 3.05m)

Bedroom

14'8 x 7'4 (4.47m x 2.24m)

Bedroom

11'8 x 11'8 (3.56m x 3.56m)

Bathroom

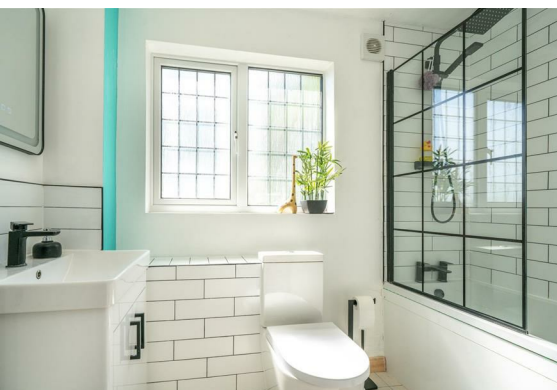
EXTERNAL

Garage

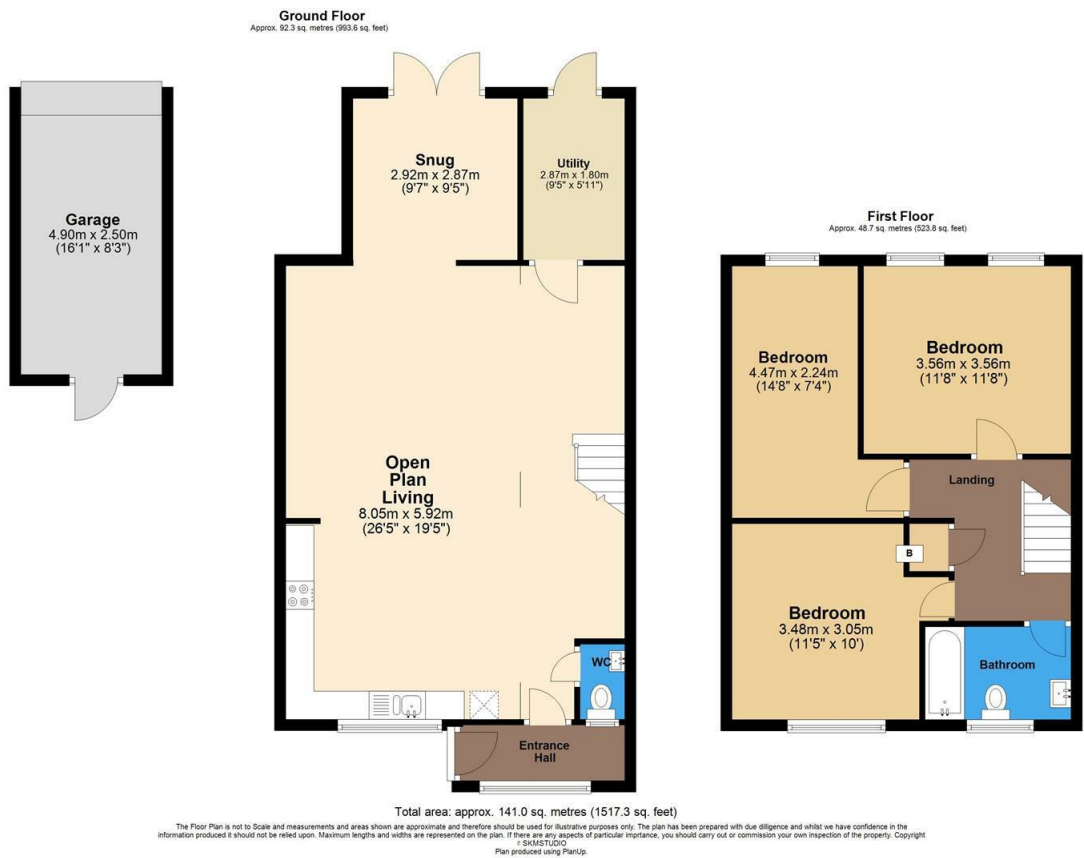
16'1 x 8'3 (4.90m x 2.51m)

Frontage

Rear Garden



Floor Plan

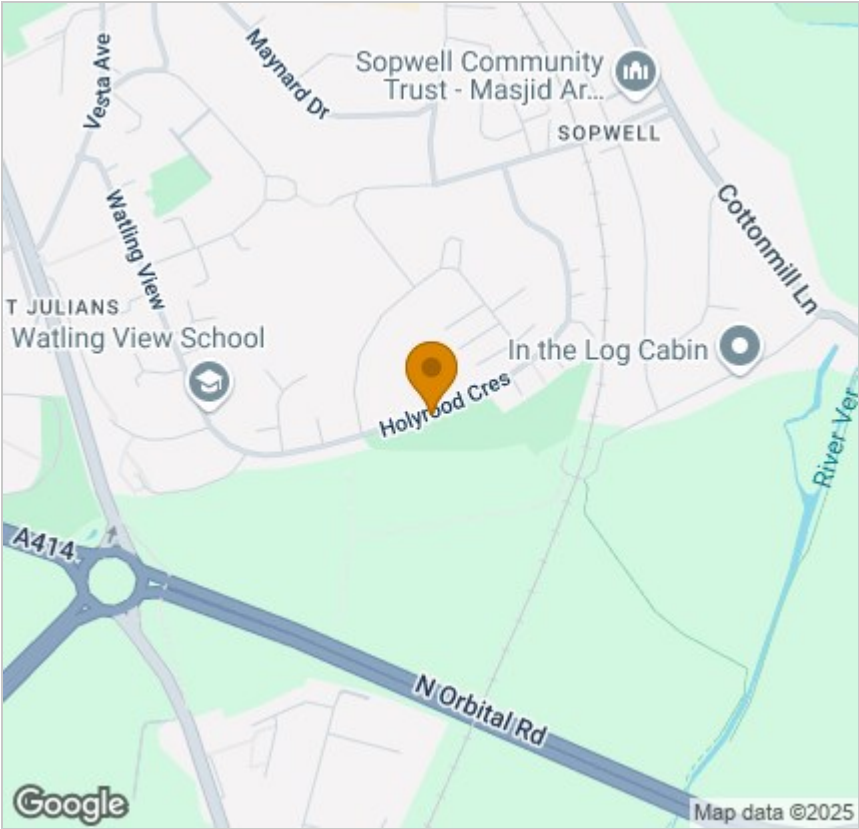


Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

