



**Connells**

Holyrood Crescent  
St. Albans

# Holyrood Crescent St. Albans AL1 2LU

for sale guide price  
**£575,000**



## Property Description

This beautifully presented three-bedroom home enjoys a prime position overlooking open green space on the sought-after south side of St Albans.

Perfectly situated just 1.1 miles from St Albans Abbey Flyer station and 1.4 miles from the vibrant city centre, it offers the ideal combination of peaceful surroundings and superb access to local amenities and transport links.

The property opens with a welcoming porch leading into a bright entrance hall, which flows into the generous open-plan kitchen, dining, and lounge area - truly the 'heart of the home' and perfect for both everyday living and entertaining. To the rear, a cosy snug with patio doors and a practical utility room provides direct access to the garden.

Upstairs, there are three well-proportioned bedrooms and a stylishly appointed family bathroom, all presented in excellent decorative order.

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

Holyrood Crescent is ideally located approximately 1 mile from the mainline train station and city centre. Local shops are just a short walk away, and the property is within easy reach of St Adrian's RC Primary School and Mandeville Primary School. Excellent road and motorway links, including the M1 and M25, further enhance its appeal.

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## Open Plan Living Space

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

## Snug

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

## Utility Room

9' 5" x 5' 11" ( 2.87m x 1.80m )

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

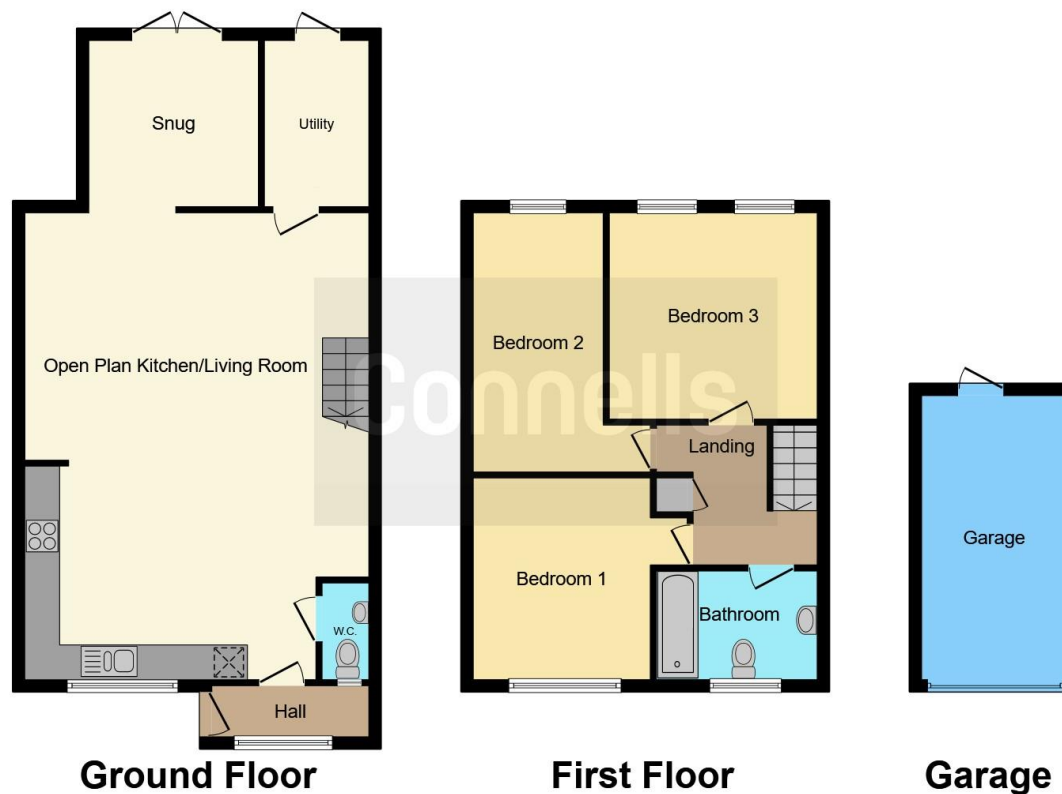
14' 8" x 7' 4" ( 4.47m x 2.24m )

## Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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38 Chequer Street  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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