



Connells

Holyrood Crescent
St. Albans



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 with 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.



Open Plan Living Space

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

Snug

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

Utility Room

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

Bedroom One

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

Bedroom Two

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

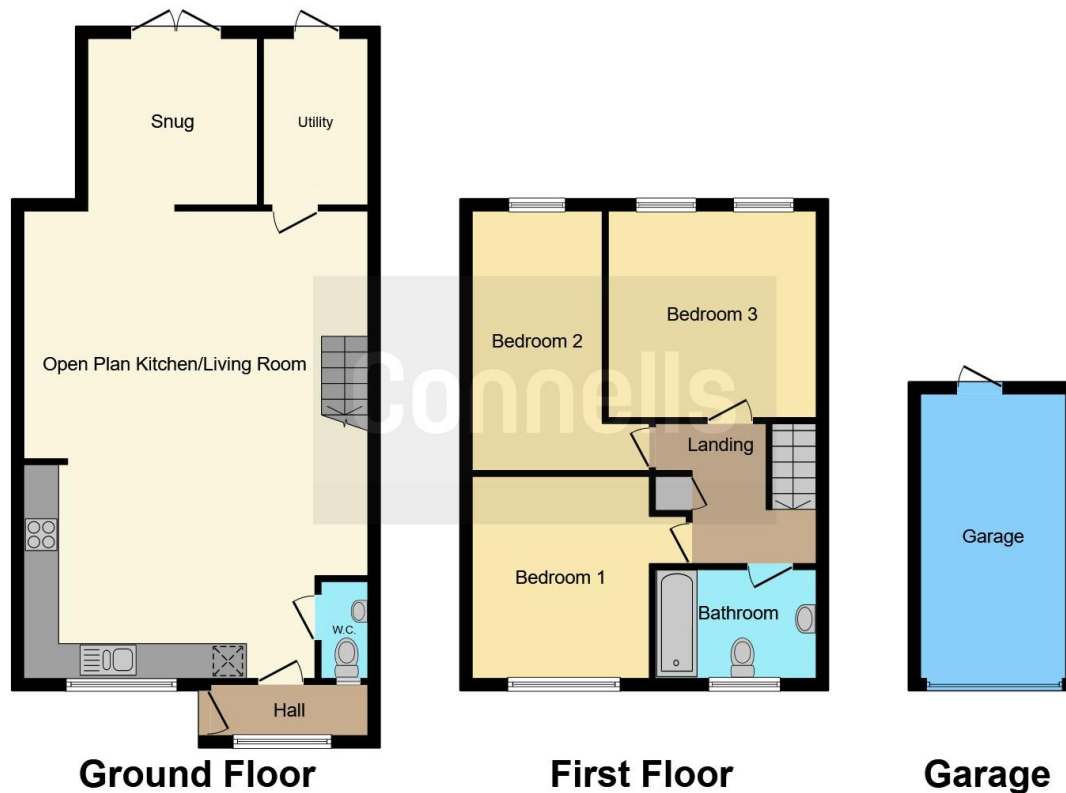
Bedroom Three

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

Garage

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





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

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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