SPENSERS
RESIDENTIAL







# 29 Edmond Beaufort Drive, St. Albans, AL3 5LA

Guide price £525,000

4 Old School House George Street, Hemel Hempstead, Hertfordshire, HP2 5HJ
01582 639869

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# 29 Edmond Beaufort Drive, St. Albans AL3 5LA

Beautifully positioned within a peaceful residential cul-de-sac just off Harpenden Road, this attractive two double bedroom terraced home offers an excellent combination of contemporary living, practical accommodation and an enviable location. Situated within an easy 10-minute walk of St Albans City Centre and approximately 0.8 miles from St Albans City mainline station, the property is ideally suited to first-time buyers, professional couples and investors alike.

The property opens into a welcoming entrance porch, leading through to a spacious and bright living room. Finished with wood-effect laminate flooring, the room benefits from fireplace with mantle, creating an inviting focal point and a comfortable space in which to relax or entertain. The living room flows naturally through to the kitchen, offering access to the rear patio and private, low-maintenance landscaped garden, offering an appealing outdoor space to enjoy throughout the warmer months.

The modern kitchen is thoughtfully fitted with ample storage and a comprehensive range of appliances, including a gas hob, cooker hood, oven, washer/dryer, microwave, dishwasher and fridge/freezer.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a pleasant aspect due to its cul-de-sac position, while the second double bedroom is positioned to the rear. A contemporary family bathroom completes the first floor, featuring a shower

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Council Tax Band: D

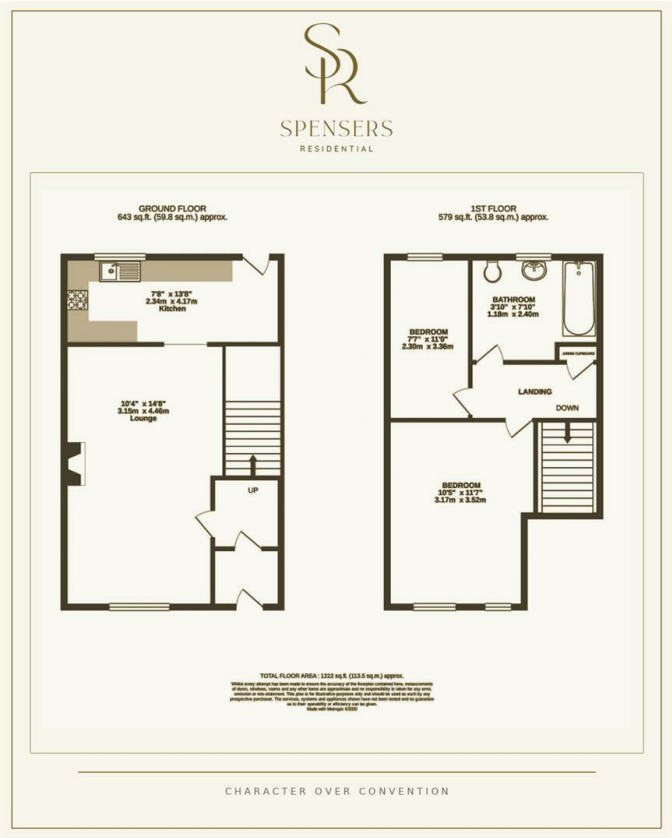


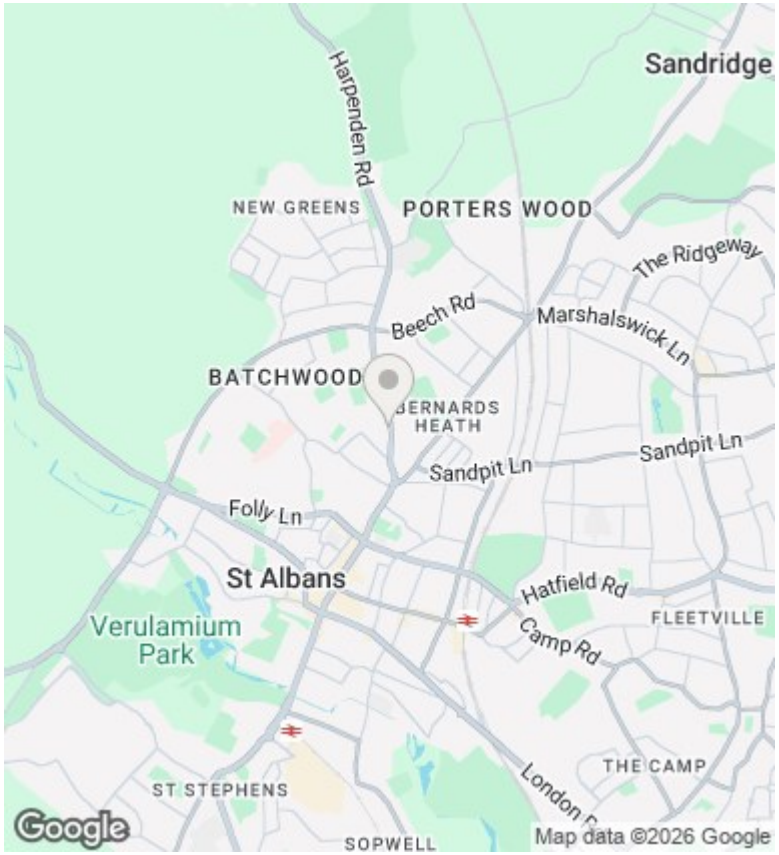


## Area Guide

St Albans is a highly desirable historic cathedral city in Hertfordshire, renowned for its charming blend of period architecture, vibrant city living and beautiful green spaces. With a rich Roman heritage, an impressive selection of independent shops, stylish cafés, restaurants and traditional pubs, the city offers an appealing lifestyle for families, professionals and commuters alike. The magnificent cathedral, historic Clock Tower and bustling Charter Market contribute to the city's distinctive character, while Verulamium Park provides an idyllic setting for leisurely walks, picnics and outdoor activities.

Families are drawn to the area for its selection of well-regarded schools, attractive residential neighbourhoods and excellent leisure facilities. For commuters, St Albans City mainline station provides direct services into London St Pancras, making it particularly popular with those seeking a balance between city convenience and a more relaxed Hertfordshire lifestyle. Combining heritage, culture, green open spaces and outstanding connectivity, St Albans remains one of the region's most sought-after places to call home.



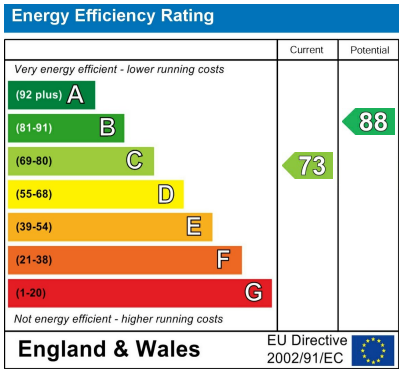

## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

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