



17 Howard Close, St. Albans, AL1 5AL  
Guide price £800,000 Freehold



## 17 Howard Close

St. Albans, AL1 5AL

An attractively presented and thoughtfully extended, four double bedroom end-of-terrace family home, located in a highly sought-after cul-de-sac to the east of St Albans. The property offers spacious and versatile accommodation, along with off-street parking to the front and a detached garage to the rear with additional parking.

The accommodation begins with a welcoming entrance hall, stairs to the first floor, useful understairs storage, and access to a cloakroom/WC. The generously proportioned lounge features a curved bay window with plantation shutters and attractive oak flooring. Double doors open into a sociable kitchen/dining room, fitted with a quality range of units, an island with breakfast bar, and a mix of freestanding and part-integrated appliances. Windows and French doors provide views of and access to the rear garden.

The first floor landing leads to three well-proportioned bedrooms and a modern shower room with shower cubicle, wash hand basin and WC. Stairs rise to the second floor, where there is a further dual-aspect double bedroom with fitted wardrobes and an additional shower room.

Externally, the front of the property offers a block-paved driveway providing off-street parking, with planted borders to the side and gated access to the rear. The attractive rear garden includes a generous patio area with a wooden pergola, a lawn, established planting, two sheds and a greenhouse. There is also access to the detached garage with an remote controlled electric roller door and further off-street parking accessed via Ashbourne Court, via Hill End Lane.

Howard Close is ideally positioned close to Samuel Ryder Academy, the open space of Highfield Park, and local shops and amenities, with easy access to St Albans city centre, the mainline station, and the M1/M25 motorway network.





## ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

20'10 x 16'11 (6.35m x 5.16m)

Kitchen/Dining Room

11'11 x 18'1 (3.63m x 5.51m)

WC

First Floor

Landing

Bedroom

8'9 x 10'10 (2.67m x 3.30m)

Bedroom

9'10 x 12'4 (3.00m x 3.76m)

Bedroom

119' x 9 (36.27m x 2.74m)

Shower Room

Second Floor

Bedroom

15'4 x 10'1 (4.67m x 3.07m)

Shower Room

Eaves

2'4 x 13'2 (0.71m x 4.01m)

OUTSIDE

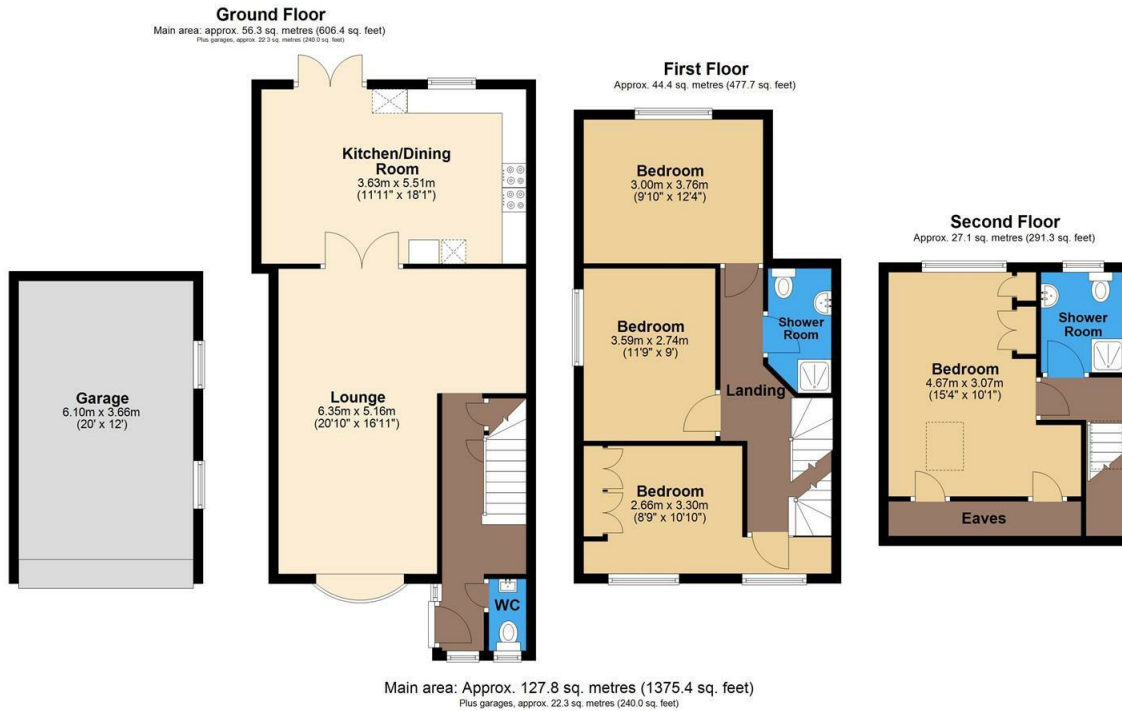
Paved Driveway

Rear Garden

Garage

20' x 12' (6.10m x 3.66m)

## Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp...

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

## Area Map



## Energy Efficiency Graph

