



Connells

Harlesden Road
St. Albans



Property Description

Located in a highly desirable area of St Albans, this well-presented three-bedroom semi-detached family home offers spacious and versatile living accommodation, ideal for growing families and professionals alike.

The ground floor features a welcoming lounge, providing a comfortable space for relaxation, alongside a generous kitchen/diner perfect for family meals and entertaining. A separate utility room adds further convenience, while a downstairs WC enhances practicality for everyday living.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, catering to modern family needs.

Externally, the home benefits from a private rear garden, offering a tranquil outdoor space ideal for leisure, gardening, or entertaining guests.

Excellent potential to further extend, with scope for a loft conversion and/or ground floor extension (STPP), allowing buyers to tailor the property to their future needs. Situated just 0.2 miles from the highly regarded Verulam School and approximately 0.6 miles from St Albans City Station, the property enjoys convenient access to excellent schooling and fast rail links into London, making it perfect for commuters.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Hall

Living Room

13' 9" max x 11' 11" max (4.19m max x 3.63m max)

Dining Room

12' 2" max x 11' 11" max (3.71m max x 3.63m max)

Kitchen

13' 3" max x 8' 10" max (4.04m max x 2.69m max)

Utility Room

Wc

Bedroom One

14' 8" max x 11' 11" max (4.47m max x 3.63m max)

Bedroom Two

11' 11" max x 9' 5" max (3.63m max x 2.87m max)

Bedroom Three

9' 1" max x 9' max (2.77m max x 2.74m max)

Bathroom

Shed

12' 5" max x 8' 10" max (3.78m max x 2.69m max)





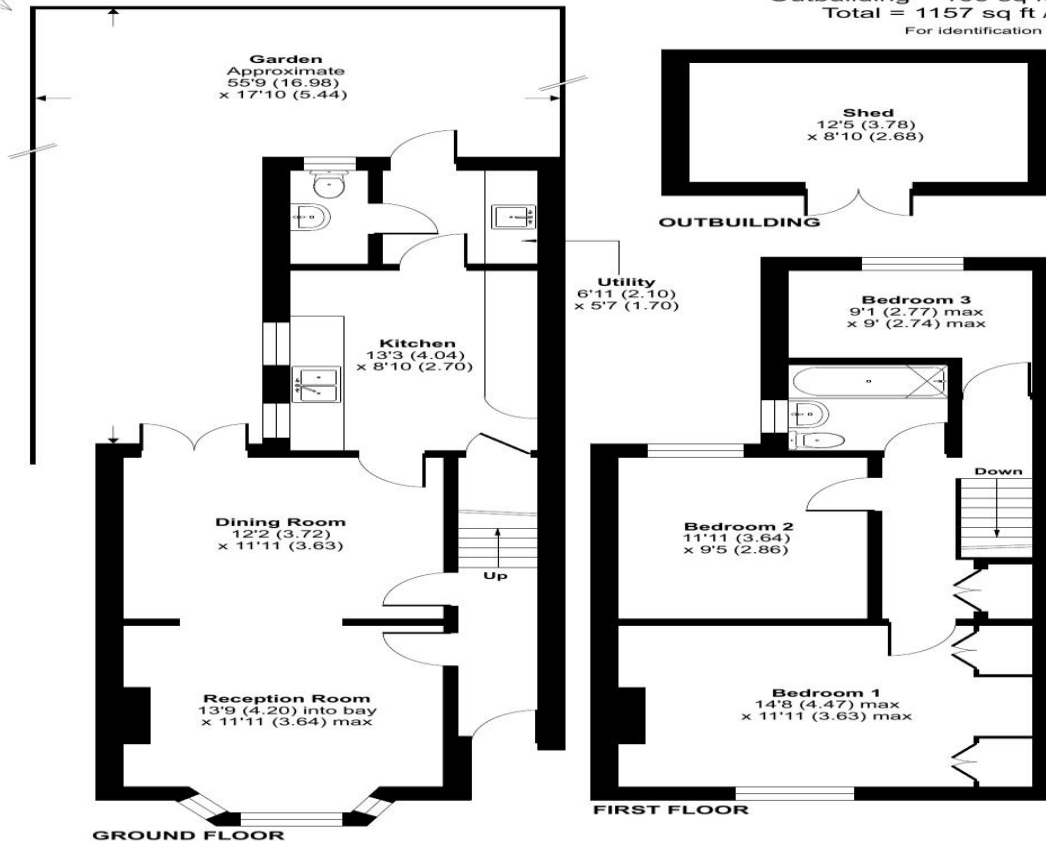
Harlesden Road, St. Albans, AL1

Approximate Area = 1048 sq ft / 97.3 sq m

Outbuilding = 109 sq ft / 10.1 sq m

Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Flyp Homes Limited. REF: 1450088. © nichecom 2026.



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EPC Rating: E Council Tax
Band: E

view this property online [connells.co.uk/Property/MWK306298](https://www.connells.co.uk/Property/MWK306298)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MWK306298 - 0003