



4 Bedrooms



1 Bathroom



2 Receptions



Private Garden



Off-Street Parking

Freehold

Council Tax Band:
D £2,257.13 (2025/2026)

Local Authority:
St Albans City & District Council



Sizeable four-bedroom terraced house in popular Cottonmill road, sold with no onward chain.

Description

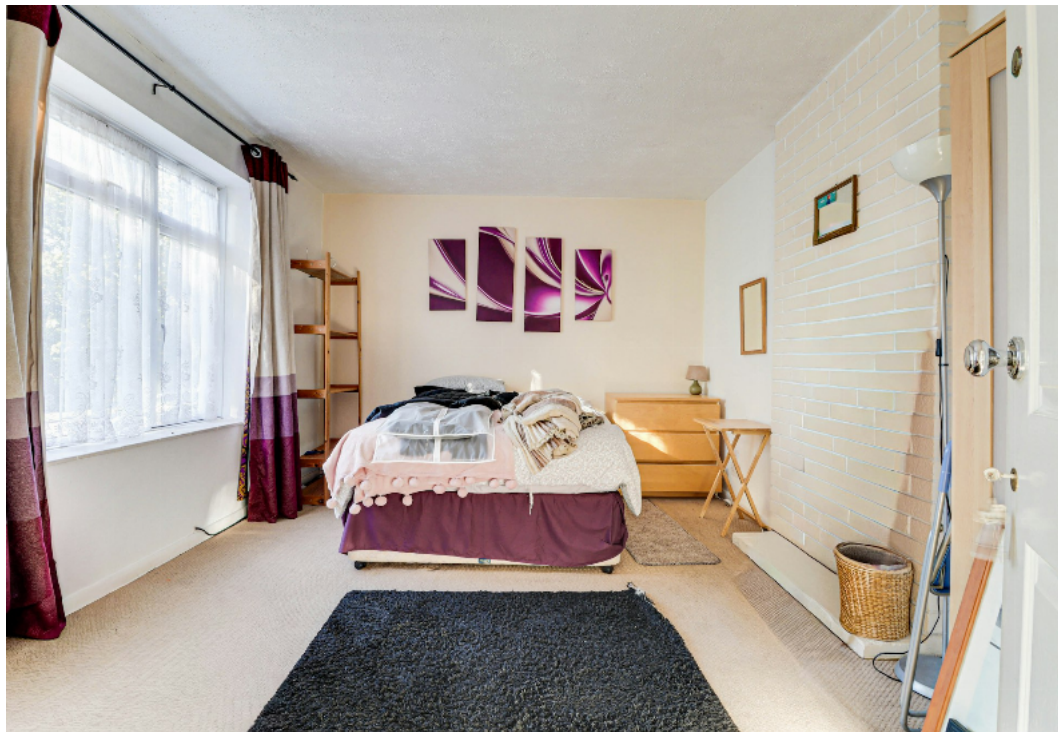
A well-proportioned four-bedroom terraced family home offering spacious accommodation across two floors, perfectly suited for growing families or those seeking ample living space. The property welcomes you with a large entrance hallway, leading to a bright and airy lounge with a substantial front-facing window that floods the space with natural light. At the rear, there's a spacious kitchen/diner currently undergoing refurbishment. A new kitchen will be installed; contact the agent for design details. French doors provide direct access to the expansive rear garden. Upstairs, four well-balanced bedrooms are complemented by a family bathroom featuring a white three-piece suite. Externally, the home enjoys a pleasant outlook over green space to the front and benefits from off-road parking for two vehicles. The rear garden is exceptionally generous, mainly laid to lawn with a paved patio area, offering potential for extension or reconfiguration (subject to local planning permission). Being sold with no onward chain.

Location

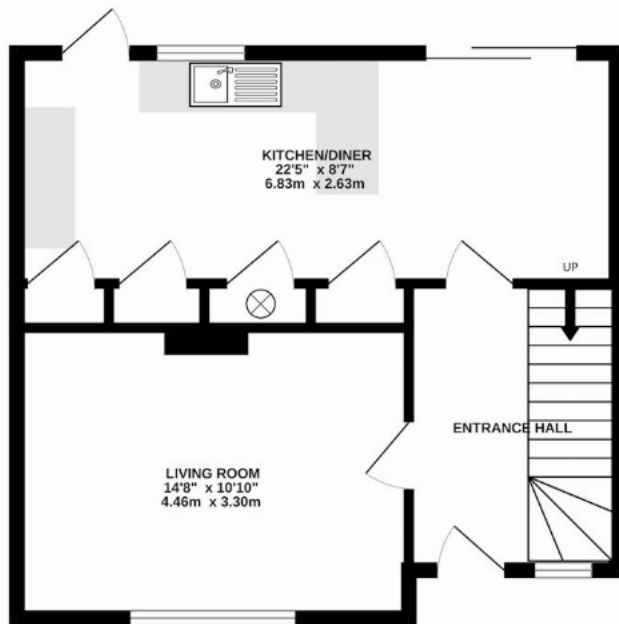
Located in a popular area roughly 1.25 miles south of the City centre and about 1.7 miles from the mainline station, Holyrood Crescent is near local amenities with swift access to the M1, A1, and M25 motorways.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

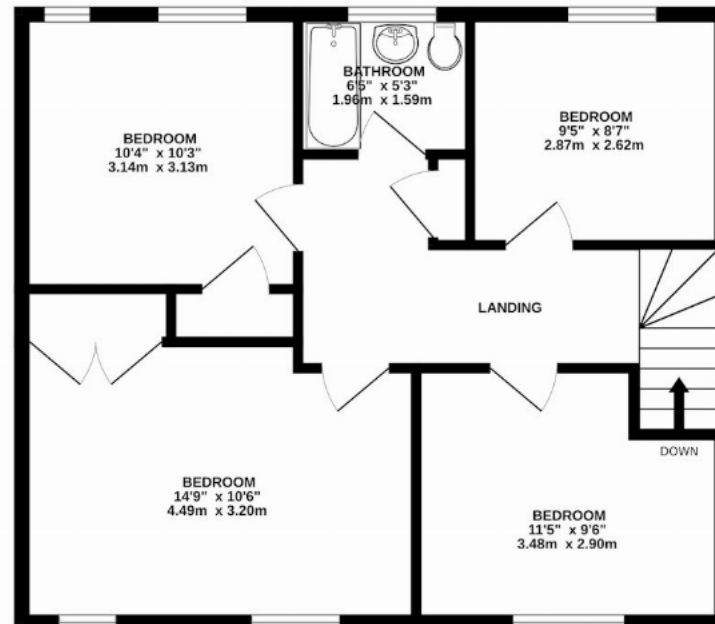








GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.