

 3 Bedrooms

 1 Bathroom

 2 Receptions

 South-East

 Off-Street Parking

 EPC Band D



Freehold

Council Tax Band:  
F £3,260.30 (2025/2026)

Local Authority:  
St Albans City & District Council

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Meadowcroft, St Albans, AL1 1UF  
Guide price of £735,000

Spacious three-bedroom family home in quiet location near city centre.

### Description

Nestled in a desirable turning of Meadowcroft, this well-proportioned family home offers generous living space with a practical layout and excellent versatility. Upon entering, a bright entrance hall leads to a spacious dining room, perfect for family living and entertaining. The dining area flows seamlessly into a well-appointed kitchen with ample worktop and storage space. The impressive living room offers plenty of natural light and garden access. A guest W/C completes the ground floor. Upstairs, three well-sized bedrooms provide flexible space for families, guests, or home working, served by a family bathroom. Externally, the property boasts off-road parking and a low-maintenance, south-east facing garden, ideal for relaxing or entertaining. Useful outbuildings include a garden room and a separate office, perfect for remote working or hobbies. Conveniently located near St Albans amenities, schools, and transport links, this home is ideal for families and professionals.

### Location

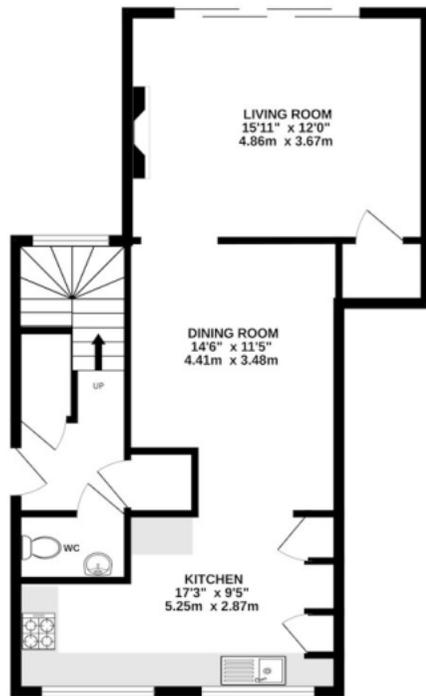
Meadowcroft, a small development on St Albans' south-east side, offers city centre convenience and easy access to St Albans City Station for swift rail links to central London. Close to top-rated schools and with local shops just over a mile away.

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.





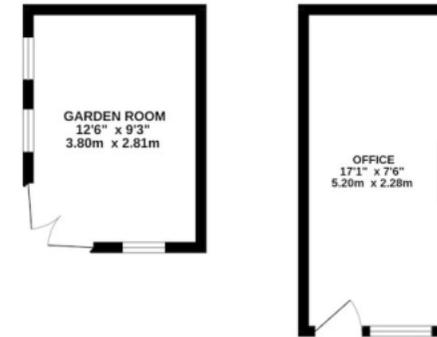




**GROUND FLOOR**  
620 sq.ft. (57.6 sq.m.) approx.



**1ST FLOOR**  
519 sq.ft. (48.2 sq.m.) approx.



**OUTBUILDINGS**  
237 sq.ft. (22.0 sq.m.) approx.

**TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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.