 4 Bedrooms

 2 Bathrooms

 2 Receptions

 South-West

 Off-Street Parking

 EPC Band C



Freehold

Council Tax Band:
E £3,004.67 (2026/2027)

Local Authority:
St Albans City & District Council


for life's great moves

Rowlatt Drive, St. Albans, AL3 4NA
Guide price of £1,100,000

Spacious 4-bed semi-detached family home in a popular area, no onward chain.

Description

Located in the sought-after Rowllatt Drive, this spacious family home offers versatile accommodation over two floors, in very good condition with no onward chain. The ground floor features a bright sitting room at the front for relaxing or entertaining. At the rear, an open-plan kitchen/dining room forms the heart of the home, with direct access to the impressive rear garden. A separate family room adds flexibility, ideal as a playroom, home office, or snug, complemented by a cloakroom. Upstairs are four well-proportioned bedrooms, including a spacious principal bedroom with dressing room and en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Externally, the large rear garden is perfect for outdoor entertaining and gardening. Off-road parking at the front adds convenience. This is a fantastic opportunity to acquire a ready-to-move-into home in a desirable location, close to amenities, schools, and transport links.

Location

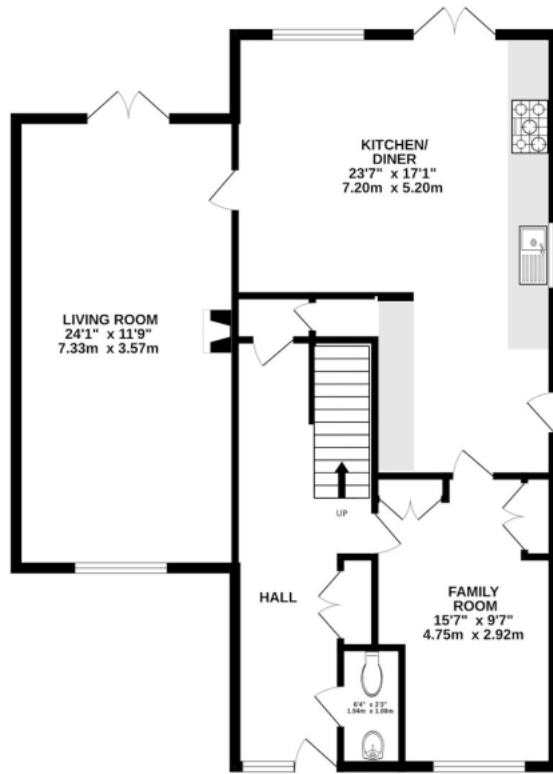
Rowllatt Drive, in the prestigious St Stephens area south of St Albans city centre, offers access to top schools, Verulamium Park, the City centre, and Waitrose. St Albans Station and major motorways are nearby, providing excellent transport links.

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.

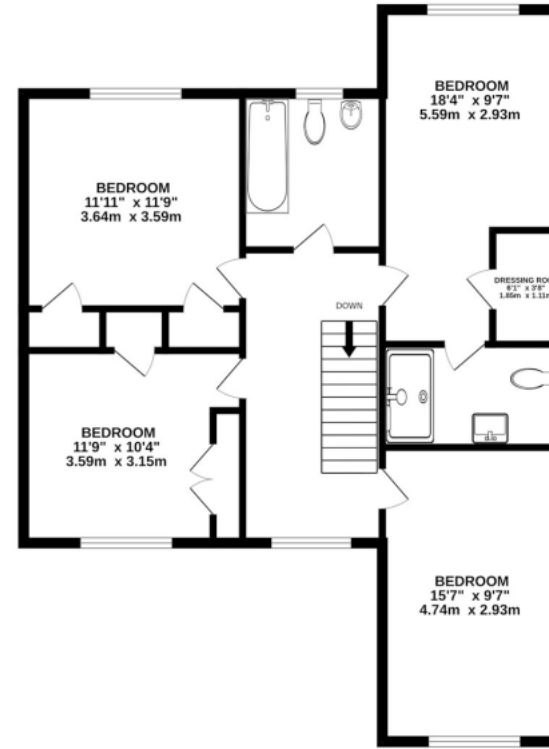








GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.

TOTAL FLOOR AREA : 1841sq.ft. (171.0 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.