





Ideally positioned in the **HEART OF ST ALBANS' VIBRANT CITY** centre and within easy reach of the mainline station, this **SPACIOUS AND DISTINCTIVE** two double bedroom property offers a **RARE OPPORTUNITY** to purchase a home of this kind, with bright and versatile accommodation **ARRANGED OVER THREE LEVELS**, complete with a larger-than-average **GARAGE**, and a **GENEROUS PRIVATE COURTYARD**.

**Guide Price: £575,000**

A private front door opens into a welcoming entrance hall, complete with a bright ground-floor room that can be used as a study and a large storage cupboard.

The first floor serves as the heart of the home, featuring a modern open-plan kitchen that flows effortlessly into a spacious living and dining area, enhanced by wood flooring and an abundance of natural light. From here, doors open onto a generous terrace, ideal for outdoor entertaining and relaxing.

The second floor comprises two well-proportioned double bedrooms, a contemporary family bathroom finished in a sleek style, a large storage cupboard, and access to the attic. Externally, this wonderful property further benefits from a larger-than-average double garage, with private parking in front.

Saracens Head Yard enjoys a prime central setting, just moments from an excellent selection of shops, bars, and restaurants. Westminster Lodge Leisure Centre and Verulamium Park are also within easy reach, while the mainline station, located less than a mile away, provides fast and convenient links into central London.

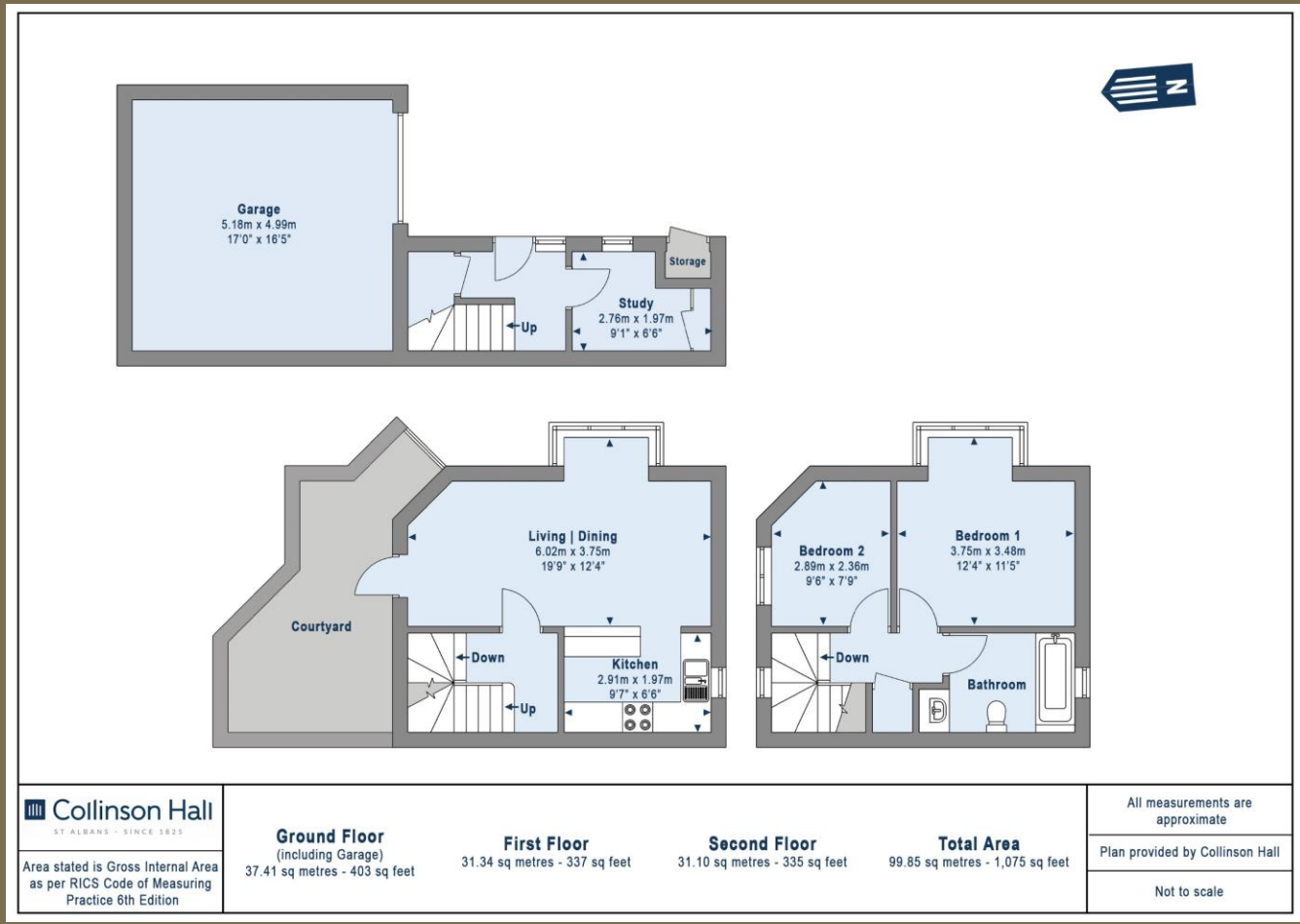
EPC Rating: D 68

Council Tax Band: E









**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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