



The Poplars, St. Albans, AL1 1UW

Offers Over £500,000

3 1 2



Set in a peaceful residential location to the southeast of St Albans city centre, this spacious three-bedroom home offers plenty of room for family life, along with the convenience of being close to local amenities, schools and some lovely green spaces. Best of all, the property is chain free, making it an appealing choice for buyers looking for a straightforward move.

From the moment you arrive, there is a lovely sense of space. The entrance porch leads through to a useful cloakroom, while the generous dining area provides a great setting for family meals and entertaining. This flows naturally into the impressive living room, where large sliding doors fill the space with natural light and create a lovely connection with the rear garden. Whether it is children playing, relaxing with friends or simply opening the doors on a summer evening, this is a room designed around everyday family life.

The modern kitchen provides a practical and well-equipped space for cooking and preparing meals, while the flexible layout of the ground floor gives you plenty of options for how you use the space.

Upstairs, the spacious first-floor landing includes useful built-in storage, helping to keep the home organised. The main bedroom is a particularly generous room, featuring a large window that brings in plenty of daylight and a built-in storage cupboard. There are two further well-proportioned bedrooms, making the layout ideal for a growing family, guests or those needing space to work from home. The family bathroom is also generously sized.

Outside, the front garden is well maintained and provides an attractive approach to the house. The landscaped rear garden has been designed with easy maintenance in mind, with a good-sized patio providing an ideal spot for outdoor dining and relaxing. Gated rear access is another useful feature, while the garage, located en bloc, provides valuable additional parking or storage.

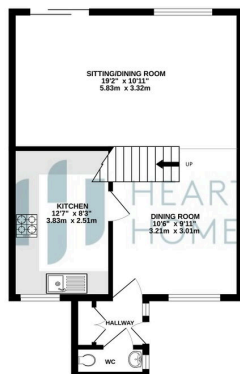
The location is particularly well suited to family life. A nearby parade of local shops makes everyday errands easy, while there are a



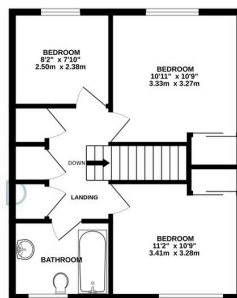
BASEMENT
107' 10" x 10' 10" (approx.)



DOWNSTAIRS
40' 10" x 10' 10" (approx.)



UPSTAIRS
40' 10" x 10' 10" (approx.)



TOTAL FLOOR AREA: 1106 sq ft (102.8 sq.m.) approx.

We warrant every effort has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2020



- Chain free, offering buyers a more straightforward move
- Generous open-plan dining and living space with excellent natural light
- Modern kitchen with plenty of practical space for family living
- Two further well-proportioned bedrooms and a spacious family bathroom
- Garage en bloc, plus easy access to local shops, schools, Highfield Park, leisure facilities, St Albans city centre, M25 and M1
- Spacious three-bedroom family home in a peaceful residential setting
- Large sliding doors opening directly onto the landscaped rear garden
- Impressive main bedroom with large window and built-in storage
- Attractive low-maintenance rear garden with patio and gated rear access
- EPC Grade D

