



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Mulberry Place, Smallford, AL4 0HS
Asking Price £910,000

Built by Troy Homes and tucked away in the exclusive Mulberry Place development on Oaklands Lane, this beautifully presented four-bedroom family home combines modern design, generous proportions and a peaceful location — making it ideal for growing families and professionals alike. Positioned in a private residential setting on the edge of St Albans, the property offers the perfect balance between town convenience and countryside charm.

The ground floor boasts a well-planned layout beginning with a welcoming entrance hallway. To the front of the home is a light-filled living room, perfect for relaxing and entertaining, while to the rear, a fantastic open-plan kitchen/diner provides the true heart of the home. This spacious area features sleek cabinetry, quality finishes, and French doors leading onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility room, a useful downstairs W/C, and a dedicated home office add to the property's practical and family-friendly appeal.

Upstairs, the accommodation continues to impress with four generously sized bedrooms. The principal bedroom enjoys the luxury of its own en suite bathroom, finished to a high standard, while the remaining three bedrooms are served by a modern family bathroom with both bath and shower. All rooms offer excellent proportions, with flexibility for guest rooms, children's bedrooms or additional work-from-home space if needed.

Externally, the home benefits from a spacious rear garden, mainly laid to lawn with a patio seating area perfect for al fresco dining and summer entertaining. The garden enjoys a good degree of privacy and offers ample space for family activities or quiet enjoyment. Allocated parking and well-maintained communal areas further enhance this attractive modern development.

Mulberry Place enjoys an enviable location, offering excellent access to local schools, countryside walks and the array of amenities available in St Albans city centre. The mainline station, with fast and regular services into London St Pancras, is also within easy reach, making this a convenient base for commuters. With a strong community feel and a blend of town and semi-rural surroundings, this home offers a lifestyle of comfort, space, and connectivity.

Tenure: Freehold
Council Tax Band: G
EPC Rating: A









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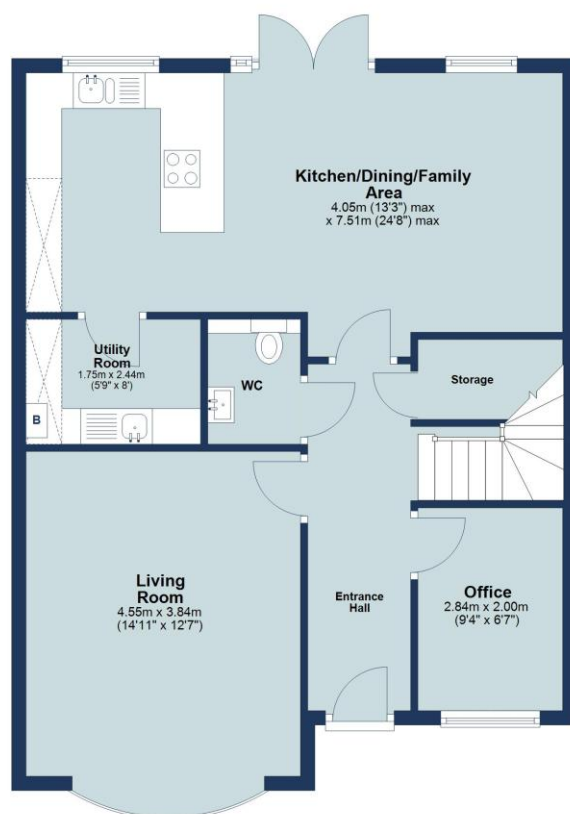
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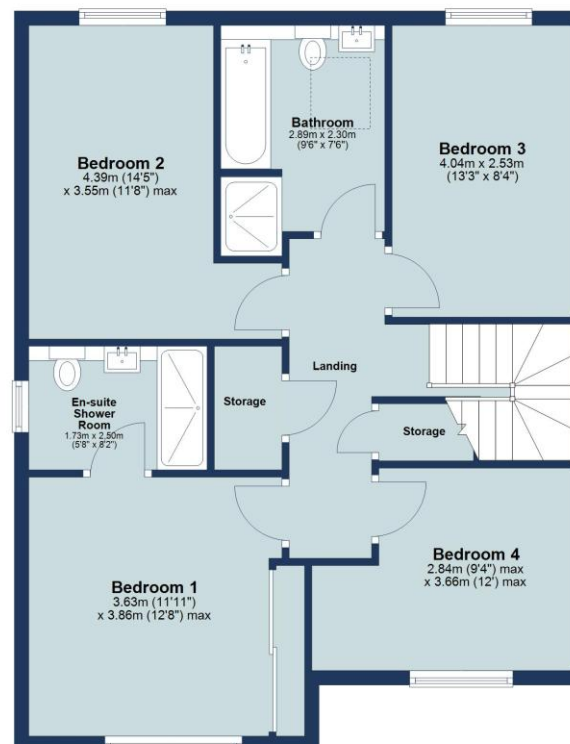
Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 144.6 sq. metres (1556.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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