



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

Princess Diana Drive, St. Albans, AL4 0DZ
Asking Price £585,000

Set within the ever-popular Highfield Park development, this charming two bedroom SEMI-DETACHED home offers an ideal opportunity for first-time buyers, downsizers, or young families seeking a peaceful yet well-connected location. Beautifully maintained throughout, the property combines practical living spaces with stylish touches and a generous plot, including a sunny south-facing garden, driveway, and garage.

On the ground floor, a welcoming bay-fronted living room creates a light and airy space to unwind, featuring ample room for comfortable seating and tasteful furnishings. This flows through to the kitchen/breakfast room at the rear of the home, which offers a range of fitted units, worktop space, and room for a table making it a great space for breakfast or a pleasant morning coffee.

From here, direct access to the garden enhances the sense of indoor-outdoor living, especially appealing during warmer months. This floor also benefits from the convenience of a downstairs WC, ideal for guests and everyday family life.

Upstairs, the home offers two well-proportioned bedrooms, each with pleasant outlooks and space for storage, alongside a neatly presented family bathroom with modern fittings. The layout is both functional and flexible, with plenty of potential for future updates or extensions, subject to the necessary planning consents.

Externally, one of the property's standout features is the large south-facing rear garden, ideal for gardening enthusiasts, alfresco dining, or simply enjoying the sunshine. To the front, a private driveway provides off-street parking and leads to a garage, offering additional storage or workshop.

Highfield Park is a sought-after residential location popular with families and professionals alike. It enjoys close proximity to highly regarded schools, wide open green spaces, and a strong sense of community.

For those who value an active lifestyle, the area is home to several local health and fitness clubs, scenic walking routes, and recreational facilities.

St Albans city centre—with its array of shops, restaurants, and cultural attractions—is just a short drive or bus ride away, while the mainline railway station provides a fast and frequent service into London St Pancras. Excellent road links via the M1, M25, and A1(M) further enhance the location's appeal for commuters.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C



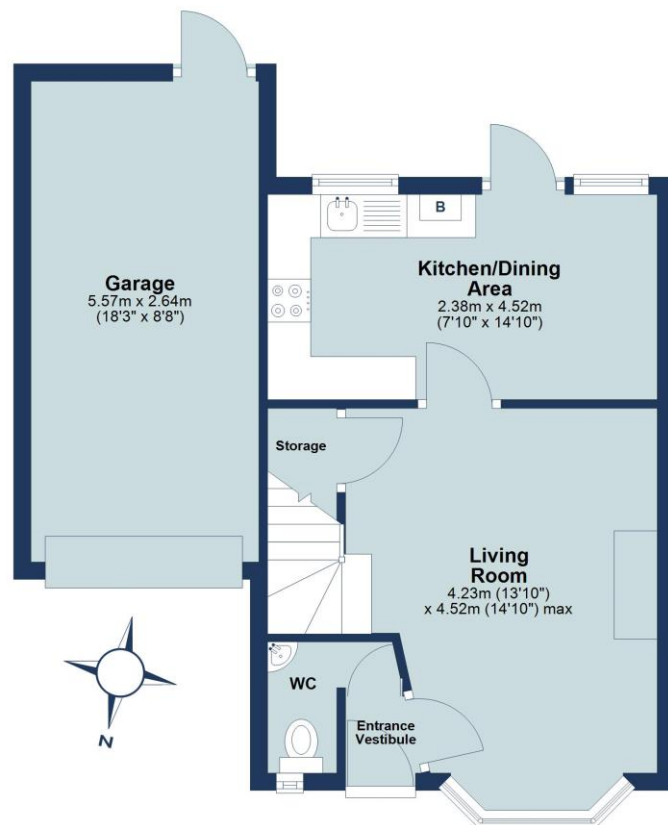






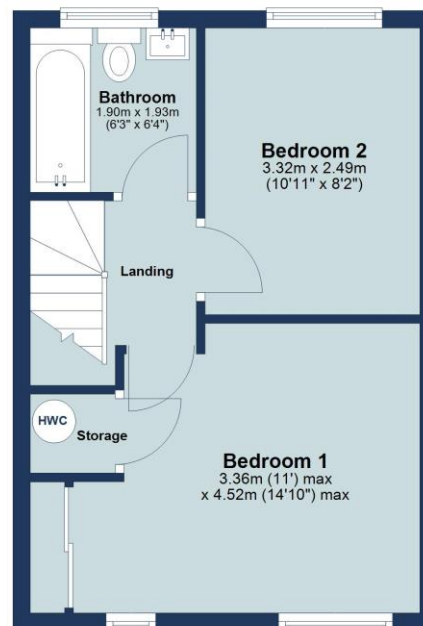
Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

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