



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

Hobart Walk, St. Albans, AL3 6LS
Guide Price £450,000

This modern two/three bedroom house is the epitome of modern comfort and convenience. Situated in a quiet and peaceful neighbourhood, close to excellent schooling, to include St Albans Girls School, Bernards Heath and Sandringham, this property boasts a bright and stylish interior, perfect for contemporary living.

The spacious open plan living and dining room is ideal for relaxing or entertaining guests, while the well-equipped kitchen is a delight for any aspiring chef.

The first floor offers two large bedrooms, one of which could be divided to create a third bedroom if needed, both bedrooms are served by a refitted family bathroom and offer ample space and natural light, providing a peaceful sanctuary for rest and relaxation.

Outside, the property features a Southwest facing garden, perfect for enjoying the outdoors in the privacy of your own home. Resident parking, which is located in two areas adds to the practicality of this property, making it a truly desirable place to call home.

The property is being sold without an onward chain.

Client Comment:

Hobart Walk has been a fantastic home for our young family. Our light and spacious home is surrounded by a warm and friendly community and is conveniently within walking distance to the bustling city centre and train station.

We are also lucky enough to be minutes away from lovely walks such as Heartwood Forrest and Beech Bottom Dyke.

We have been fortunate enough to enjoy many sunny days in our spacious and private rear garden, which offers plenty of scope for future extension of the property if desired.

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





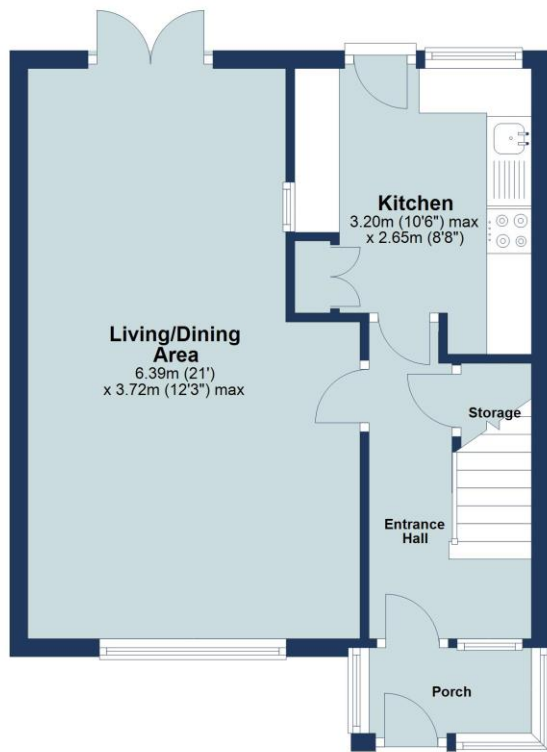






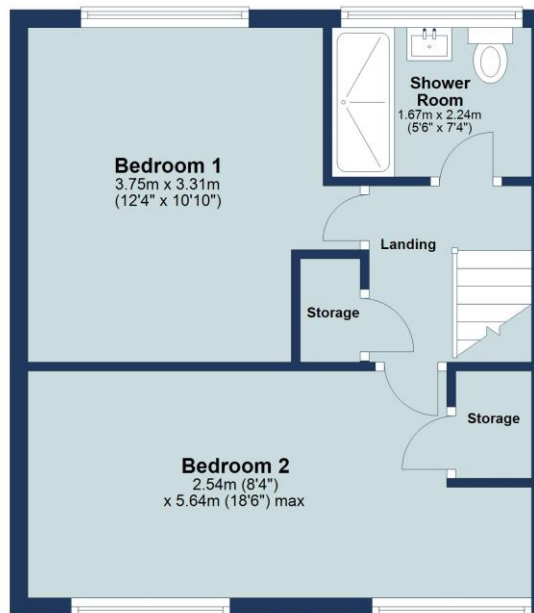
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com