



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

Harvesters, St. Albans, AL4 9QU
Guide Price £550,000

NO ONWARD CHAIN

Nicely presented EXTENDED end-of-terrace house boasting THREE BEDROOMS and TWO RECEPTION ROOMS, located in a sought-after neighbourhood, close to local amenities including Tesco's, a pharmacy and doctor's surgery.

This property exudes a sense of brightness and comfort, providing a modern living space that is both convenient and stylish. The well-maintained garden offers a tranquil retreat, perfect for

relaxation or entertaining guests. The property benefits from OFF STREET PARKING and a SINGLE GARAGE, ensuring ample space for vehicles and storage.

The interior of the house is thoughtfully designed with contemporary finishes and fittings throughout. With its prime location and desirable features, this property presents an ideal opportunity for those seeking a comfortable and convenient family home.

**Agents Notes

Please be aware that a claim for subsidence was made in 2019, the property was monitored, and the claim was settled in 2021 with the work being carried out by Marks & Spencer's Insurance.

We have been informed that Marks & Spencer's Insurance are happy to continue the cover for the new owners.

All of the information and the certificates of completion for the work will be passed over to the new owners by the acting solicitors.

For further information please contact the selling agents.

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



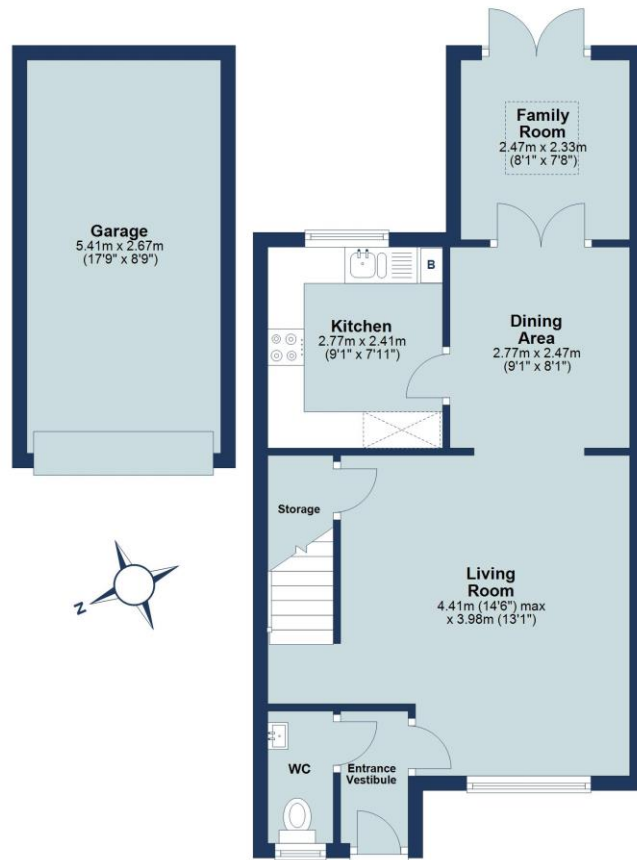






Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in the total floor area.
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.

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