



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

Cavan Drive, St Albans, AL3 6HP
Guide Price £700,000

Situated within walking distance of excellent local schooling is this well-presented and thoughtfully extended semi-detached house, set on a plot which measures 0.13 acres with the potential to further extend over the garage and to the rear of the property STPP.

This spacious property offers a comfortable semi-open plan living space which connect to the large private garden, allowing plenty of natural light to flood the spaces.

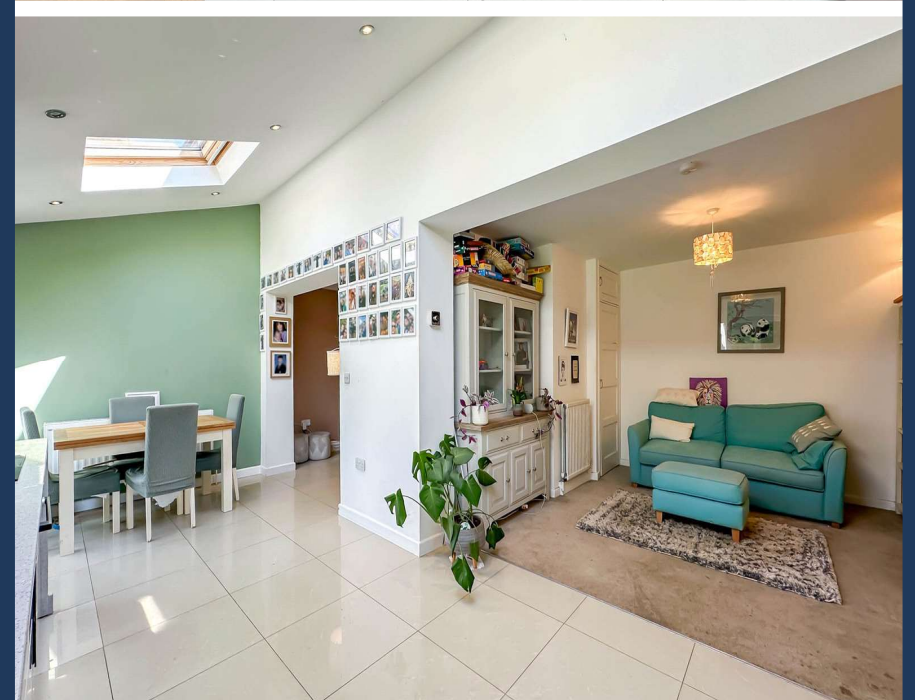
The well-maintained garden provides a tranquil outdoor retreat, perfect for relaxing or entertaining guests. Residents will benefit from convenient off-road parking, a garage for additional storage, and a versatile outbuilding ideal for a home office or workshop.

Situated in a prime location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals seeking a stylish and practical home.

Client Comment:

We have really loved the area. Wide green streets and plenty of lush open spaces. Wonderful neighbours and a real community feel. Just a 15 minute walk from the centre of St Albans, with local shops 2 minutes away. Batchwood is our favourite place though. An ancient woodland on our doorstep, perfect for walking the dog or exploring with the children.

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









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Ground Floor
Approx. 85.7 sq. metres (922.8 sq. feet)



First Floor
Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden Room not included in the total floor area.
Plan produced using PlanUp.

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