



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

Deans Gardens, St. Albans, AL4 9LS
Asking Price £600,000

Set within the popular Deans Gardens area, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and personalise a property in a highly regarded St Albans location. Offered to the market chain free, the home benefits from off-street parking, a car port, gas central heating, and double-glazed windows throughout.

The ground floor comprises a welcoming entrance hall with access to a downstairs W/C, the car port, and a kitchen/breakfast room which sits adjacent to the living room. The living room enjoys doors opening directly onto the rear garden, creating a pleasant connection to the outside space. Upstairs, there are three bedrooms and a family bathroom.

Externally, the rear garden features an initial patio area leading to a long lawn, providing excellent outdoor space. Ideally positioned just 733 metres from Sandringham School, and close to local amenities, parks and transport links, this property presents a fantastic opportunity in a sought-after family-friendly location.

Tenure: Freehold

Council Tax Band: E

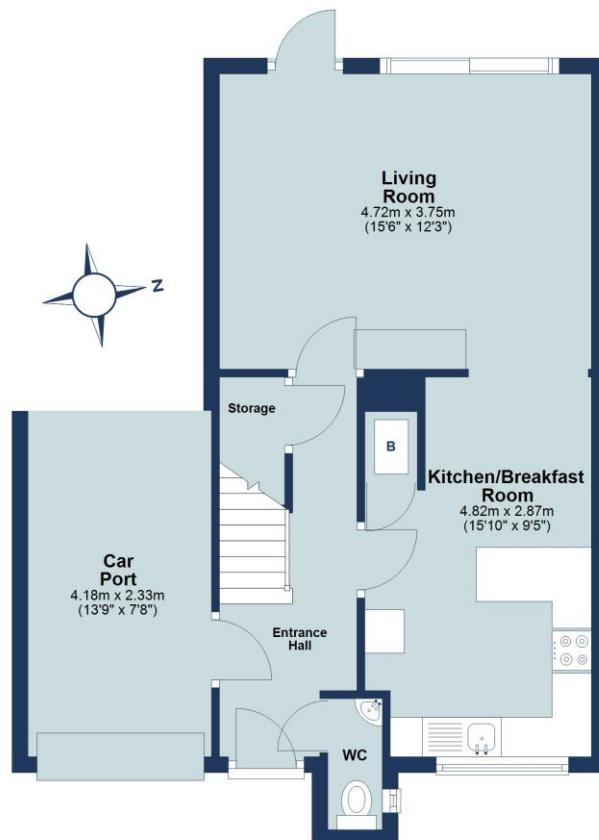
EPC Rating: TBC





Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.

Car port is not included in total floor area.

Plan produced using PlanUp.

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First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



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