



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

Harrier End, St. Albans, AL4 0LD
Asking Price £410,000

Set within a peaceful cul-de-sac, this well-presented two-bedroom freehold coach house offers modern and practical living close to Beaumont Secondary School and Oakwood Primary School.

An entrance hall leads to the main accommodation on the first floor, featuring a bright open-plan living room and modern fitted kitchen with a dining area, a family bathroom, a double bedroom, and a single bedroom. Additional benefits include a storage cupboard on the landing, double-glazed windows, and built-in kitchen appliances.

Externally, the property enjoys a garage, allocated parking space, and visitors' parking. Ideally positioned for local amenities and excellent schooling, this home combines comfort, convenience, and modern style in a highly sought-after St Albans location.

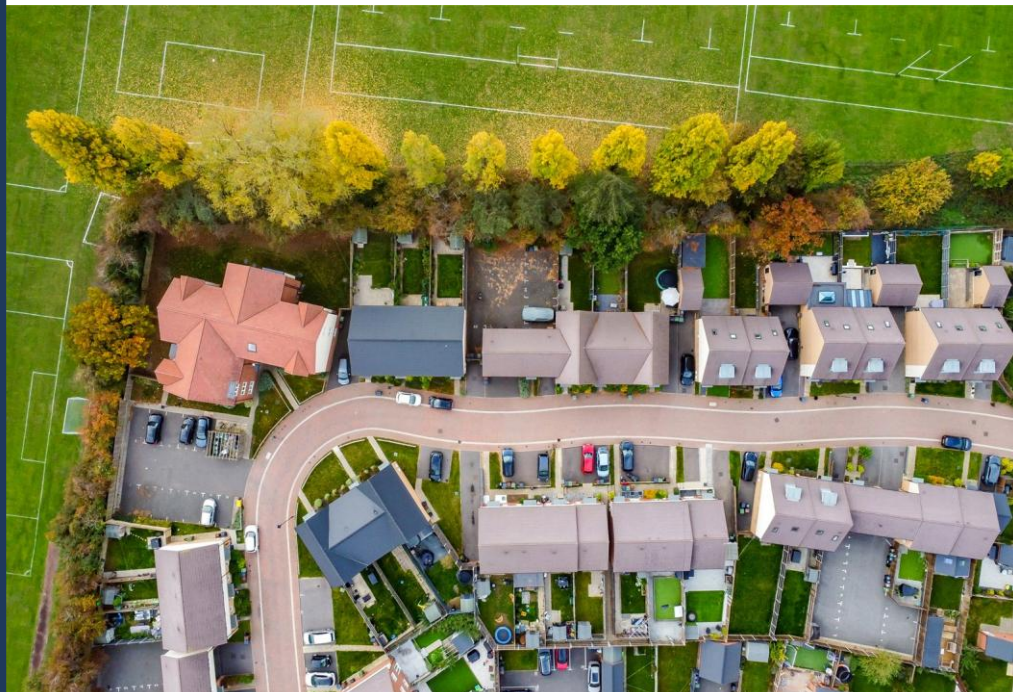
Tenure: Freehold

Service Charge: £839 PA For 2025

Council Tax Band: C

EPC Rating: B





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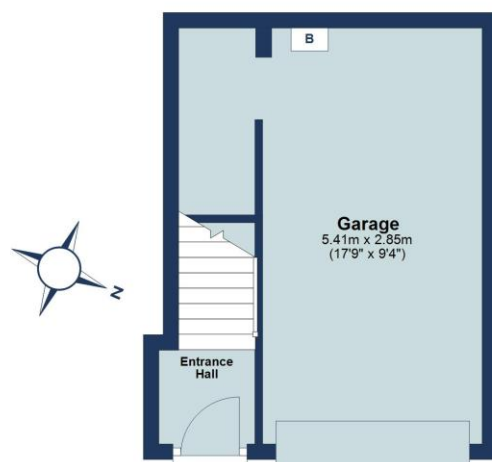
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Ground Floor

Approx. 21.6 sq. metres (232.8 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)

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

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