



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

Old Sopwell Gardens, St. Albans, AL1 2BY  
Guide Price £550,000

Located in a peaceful and quiet cul-de-sac to the south of St Albans is this well presented TWO DOUBLE BEDROOM family home with incredible views of the Sopwell Ruins. The property is in fantastic condition throughout and would make a great purchase for a first time buyer.

The ground floor comprises a porch leading to an entrance hall with a large storage cupboard, modern fitted kitchen to the front and a large living / dining room with French doors to the rear garden. Upstairs are two well-proportioned double bedrooms both with built in storage and a family bathroom.

Externally the property benefits from an allocated parking space, visitors parking and a SOUTH FACING rear garden. To the front, the property overlooks a green leading onto the River Ver trail.

Old Sopwell Gardens is conveniently located just a short walk to the Abbey Flyer station, City centre and Verulamium park. St Albans City station is approximately 0.9 miles away with regular trains into London St Pancras.

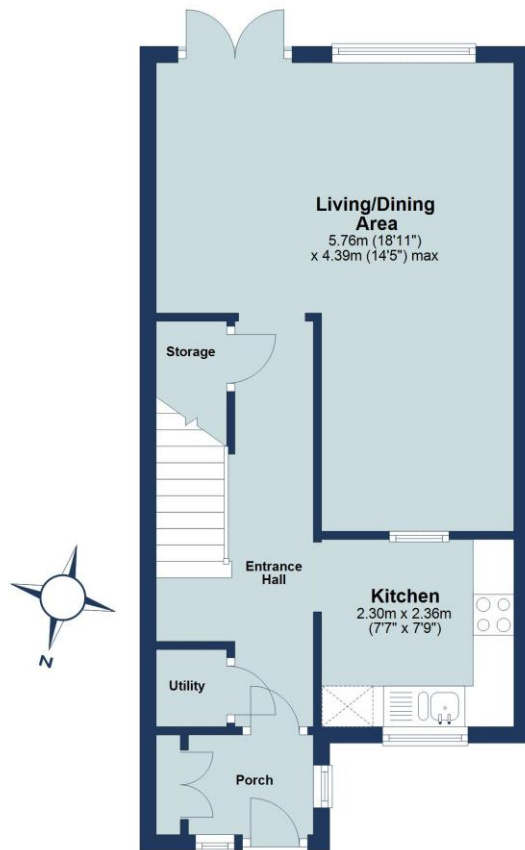
**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: C**





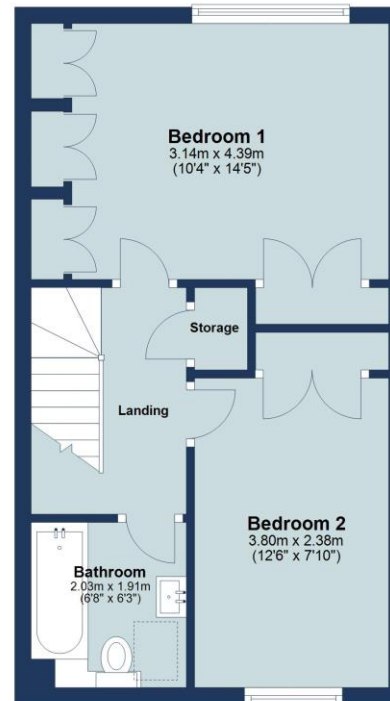
## Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



**Total area: approx. 74.2 sq. metres (798.7 sq. feet)**

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

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**@** @bradfordandhowley  
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**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com