



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

New Greens Avenue, St. Albans, AL3 6NZ
Asking Price £579,950

Situated within this highly popular area, close to EXCELLENT LOCAL SCHOOLING and ST ALBANS CITY CENTRE is this well-presented and spacious THREE BEDROOM family home, offering both a private garden and parking for several vehicles.

Internally the property offers well-balanced and spacious family living arranged over two floors with a refitted kitchen located to the front of the property and a large open plan sitting and dining room which links into a conservatory and the rear garden. The ground floor accommodation is completed with a useful guest cloakroom and separate laundry/utility room.

The first floor offers three well-proportioned bedrooms, all of which are served by a family bathroom, the property also offers the potential to extend into the existing loft space, as such adding in a further bedroom and bathroom.

Externally the property offers a private rear garden, with access to rear via side gate, whilst a driveway provides parking for several vehicles.

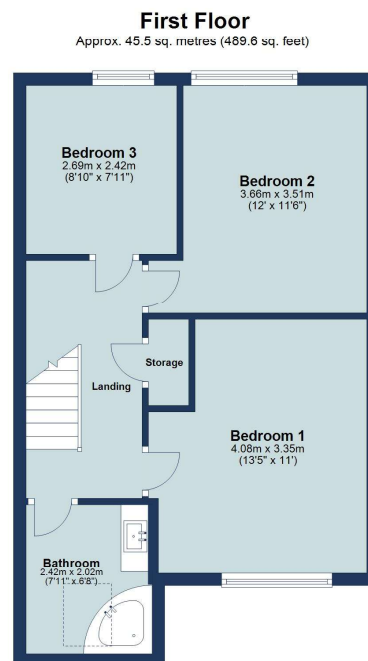
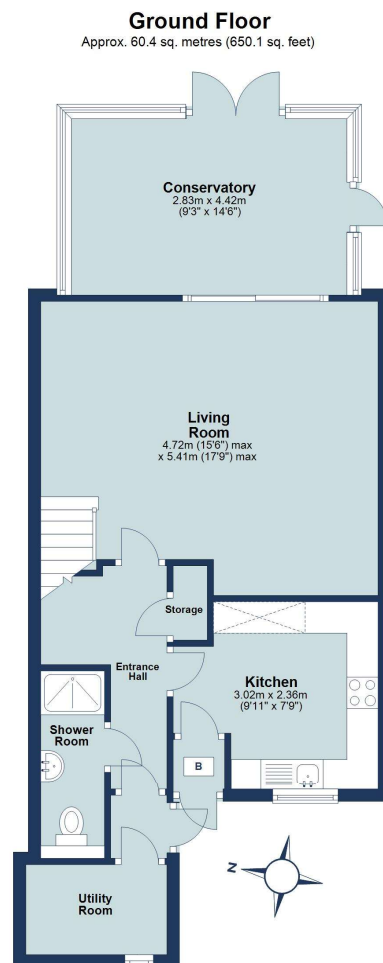
Tenure: Freehold
Council Tax Band: D
EPC Rating: C











Total area: approx. 105.9 sq. metres (1139.7 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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