



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

New Greens Avenue, St. Albans, AL3 6NZ
Guide Price £625,000

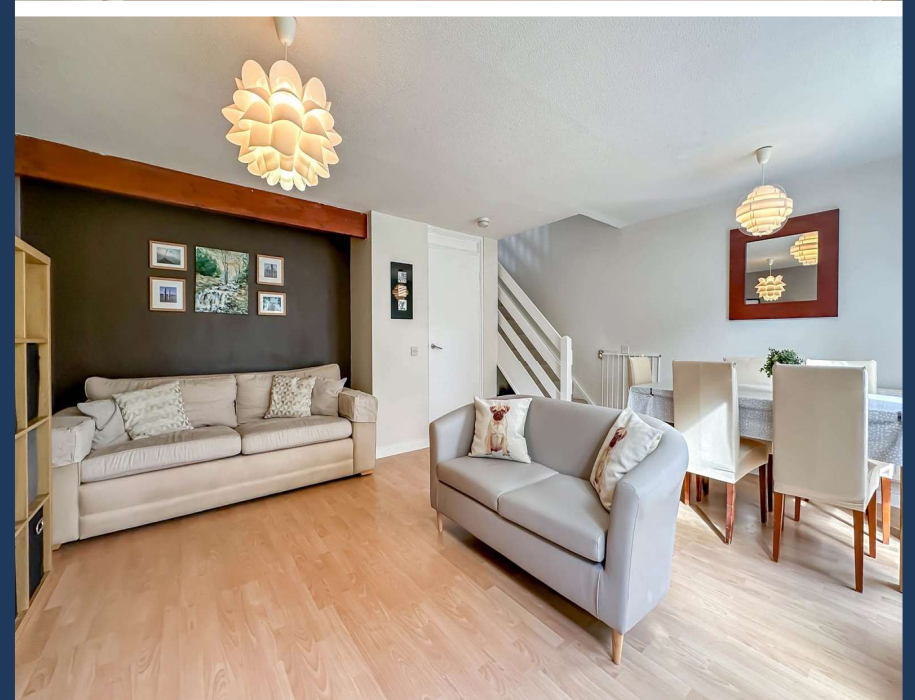
A spacious four-bedroom family home, thoughtfully updated by the current owners and offering a private garden and parking for several vehicles.

Internally the property offers spacious and versatile family living with the accommodation arranged over three floors, whilst benefitting from four well-proportioned bedrooms, two bathrooms, a guest cloakroom to the ground floor and a light and airy open plan sitting and dining room.

The property is located within walking distance of EXCELLENT SCHOOLING.

Planning was granted in 2020 under reference 5/2020/2225 St Albans Borough Council for a single storey front and side extensions.

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



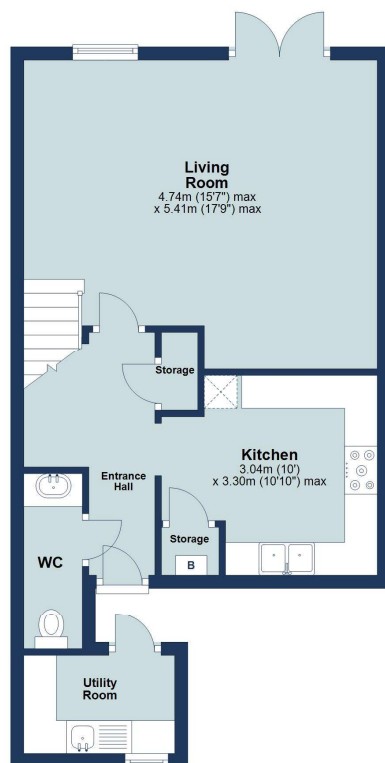






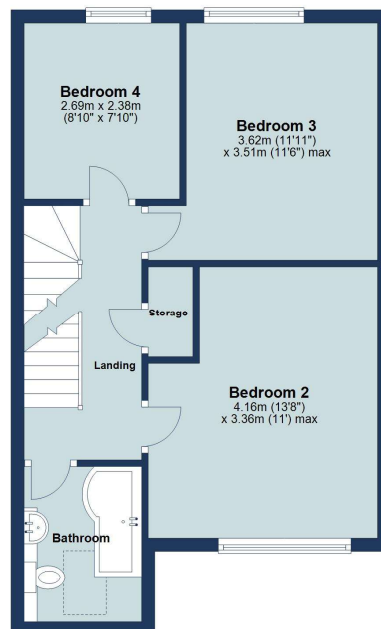
Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



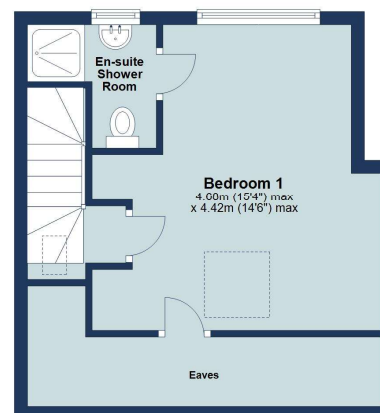
First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Second Floor

Approx. 23.5 sq. metres (253.2 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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