



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

High Oaks, St. Albans, AL3 6DS  
Guide Price £575,000

This delightful semi-detached property offers a perfect blend of comfort and homeliness, making it an ideal family home. The house is located in a peaceful and quiet residential area, close to excellent schooling and set on a wide plot of approximately 0.10 acres.

Featuring three well-proportioned bedrooms, two reception rooms and a separate kitchen, this property offers ample space for comfortable living. To the rear of the property there is a large, private, and established garden, whilst a side outbuilding provides additional outdoor space and storage options.

Conveniently located within easy reach of local amenities, schools, and transport links, this property offers both tranquillity and accessibility. Whether you're looking for a peaceful retreat or a family-friendly home, this charming property ticks all the boxes.

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





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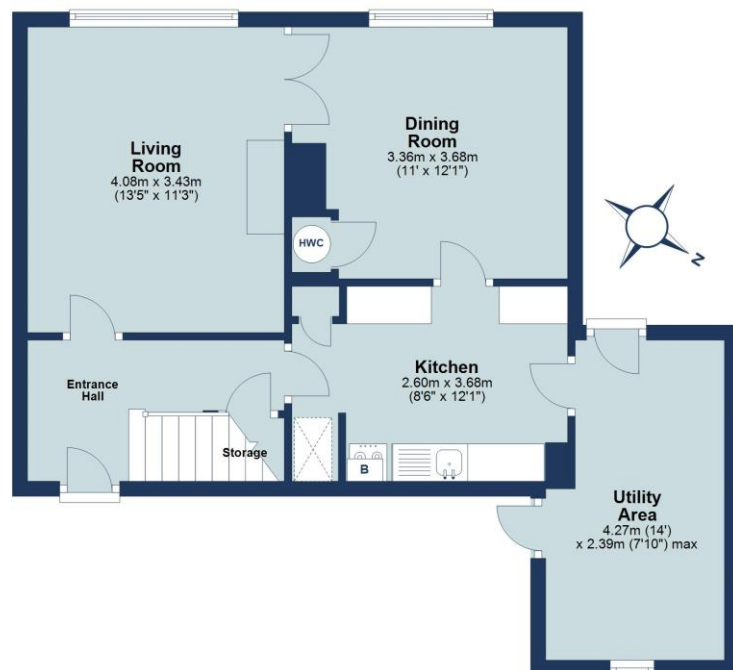
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### Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



**Total area: approx. 97.0 sq. metres (1044.2 sq. feet)**

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