



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

Cavendish Road, St Albans, AL1 5EE
Asking Price £535,000

A beautifully presented TWO BEDROOM end of terrace house located moments from St Albans City Station. The property is in close proximity to Clarence Park and the many restaurants and cafes contained within the Fleetville area.

The ground floor comprises of an entrance porch, living room with feature fireplace, cloakroom, and a fantastic kitchen / dining room with bi-fold doors out to the rear garden. Upstairs are two well-proportioned bedrooms and a modern family bathroom.

Externally the property benefits from a lovely SOUTH-WEST facing rear garden with side access to the front.

Cavendish Road is located on the east side of the city close to the well-regarded schooling, green open spaces, and the city centre with an extensive range of shopping and leisure facilities. The property sits approx. 0.4 miles from the mainline station with regular trains into London St Pancras.

Client Comment: We have loved living in this house. It's in a fantastic location, quiet, but convenient as close to the town/station and all the community activities in Fleetville. It's so lovely having the park on your doorstep; perfect for a tranquil walk.

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









Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 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.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

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

bradfordandhowley.com