



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

Housefield Way, St. Albans, AL4 0GQ
Asking Price £575,000

A beautifully presented TWO BEDROOM TWO BATHROOM family home in the popular Highfield Park area. The current owners have tastefully refurbished to a high standard throughout, and this would make a great purchase for a first time buyer.

The ground floor comprises of an entrance hall, bay fronted living room, kitchen / breakfast room and a large conservatory. Upstairs are two well-proportioned bedrooms both with built in wardrobes and two bathrooms.

Externally the property benefits from DRIVEWAY parking to the front and a well maintained rear garden with patio and lawn areas.

The property has the added benefit of planning permission approved to replace the existing conservatory with a single storey rear extension with rooflights, planning application 5/2022/2673.

Housefield Way forms part of the sought after Highfield Park development which is extremely popular with families due to the close proximity to well-regarded schooling, the wonderful green open spaces and nearby Health clubs. St Albans city centre and mainline station are easily accessible as are the major motorway link roads.

Client Comment:

We have loved living in this house. It is in such a great location, with the beautiful Highfield Park right on our doorstep and a very short walk to local nurseries, schools, shops, and gyms. It really is a lovely place to live.

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



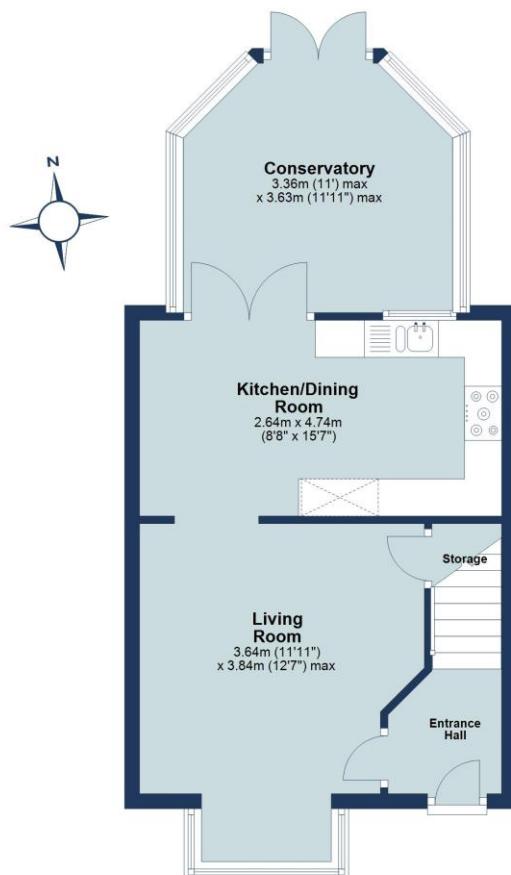






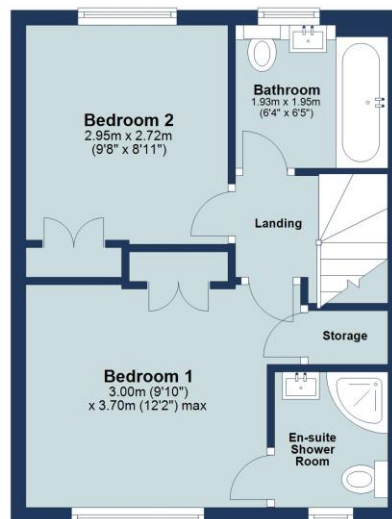
Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.5 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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