



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

Cairns Close, St. Albans, AL4 0EB
Asking Price £580,000

Located in a quiet cul-de-sac in the popular Highfield Park area is this well presented TWO BEDROOM terraced home.

The current owners have extended the property downstairs and this home would make a great first-time purchase for a buyer looking to move straight in.

The ground floor comprises a bay fronted living room, downstairs wc and a kitchen / dining / family room with bi-fold doors out to the rear garden. Upstairs are two well-proportioned bedrooms and family bathroom.

To the front of the property via shared access, a driveway with space for two cars and a west facing rear garden with decking and lawn areas.

Cairns Close 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.

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



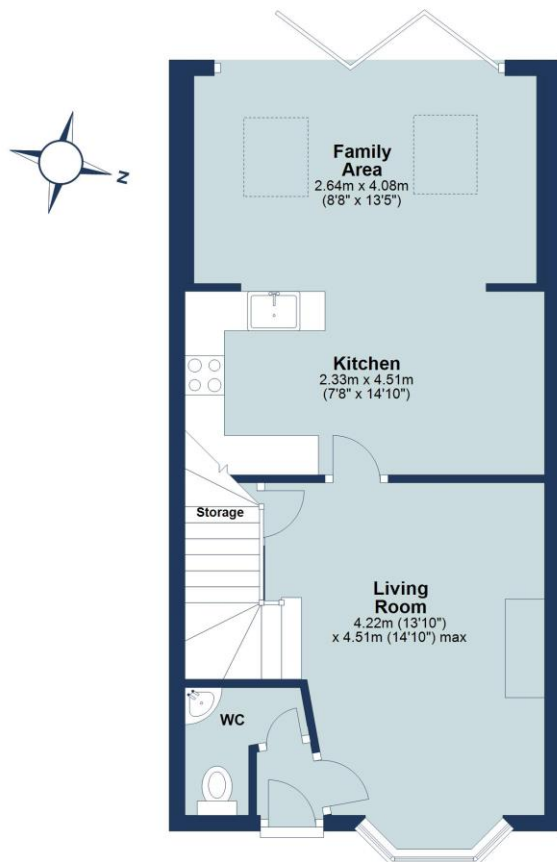






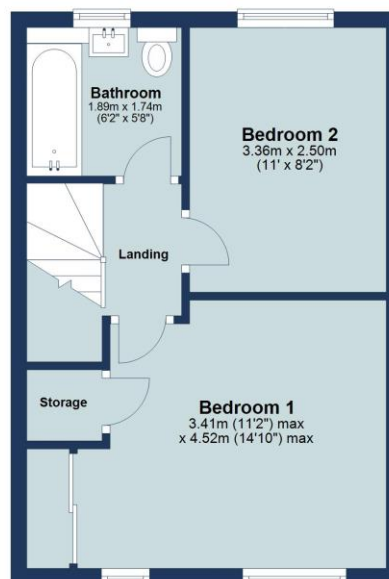
Ground Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 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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