



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

Maynard Drive, St. Albans, AL1 2JR  
Asking Price £675,000

A beautifully presented THREE BEDROOM semi-detached family home with a large rear garden (approx. 80ft) located to the south of the city. The current owners have tastefully refurbished the property throughout, and this would make a great purchase for a buyer looking to move straight into their next home.

The ground floor accommodation comprises of an entrance hall, living room, kitchen overlooking the garden, modern bathroom suite and a dining room with access to the front and the rear garden. Upstairs are two well-proportioned bedrooms with fitted storage, additional third bedroom and another family bathroom. Additionally, the loft has been fully boarded within the last year providing plenty of extra storage space.

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

Maynard Drive is conveniently located just a short walk to the Abbey Flyer station, City centre and Verulamium Park. St Albans City station is approximately 1.5 miles away with regular trains into London St Pancras.

The wonderful green spaces of Verulamium Park and adjoining lakes are a short stroll away and for those wishing to enjoy an active lifestyle, Westminster Lodge Leisure Centre and swimming pool is close by.

**Client Comment:** 'This house has been perfect for us, first as a couple and then becoming a family. We've put lots of care into making this a really comfortable home and maximising the garden space. There are multiple opportunities to expand the home in the future, if desired.

We're also lucky to have really lovely neighbours and St Albans has a very welcoming community. We've loved living in this part of St Albans with St Albans Green Ring, Verulamium park and Sopwell House on our doorstep.

The retail park around the corner is great for convenience and it's so easy to hop onto the M1 and get anywhere by car. It's walking distance into the heart of town with endless options of things to do. The main station is also walkable commute into London, so it's hard to imagine a more convenient place to be! '

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



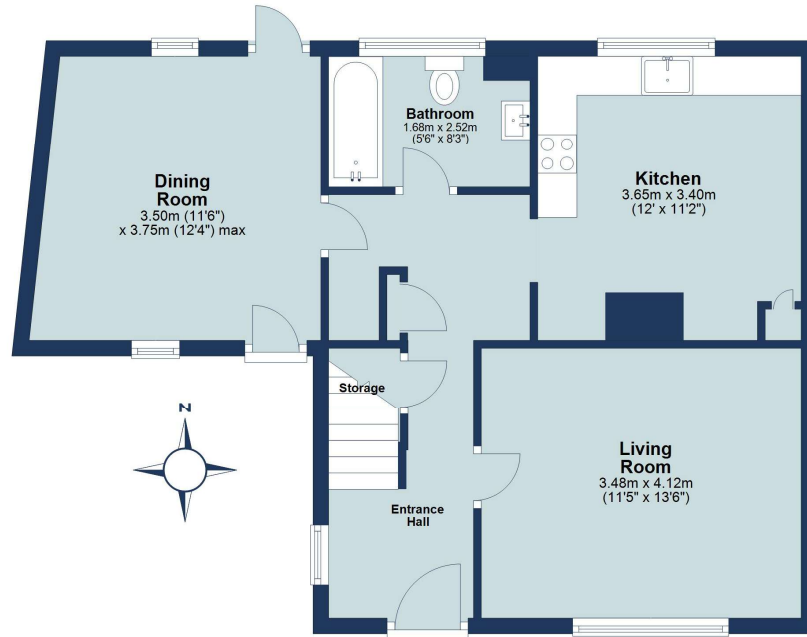






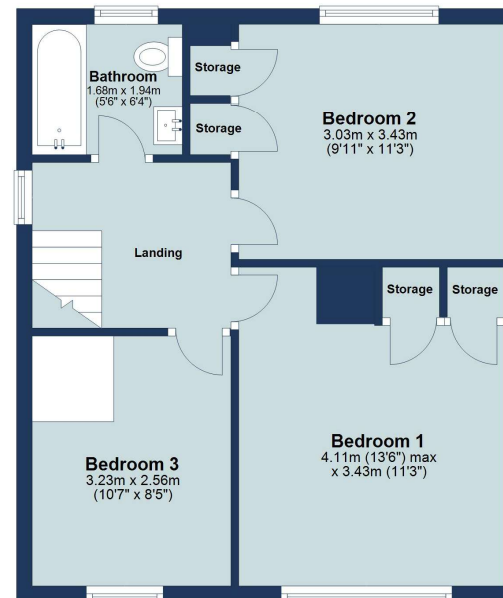
## Ground Floor

Approx. 57.5 sq. metres (618.4 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 101.5 sq. metres (1092.9 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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