



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

Leyland Avenue, St. Albans, AL1 2BE
Asking Price £800,000

Offered for sale with NO UPPER CHAIN is this well presented FOUR BEDROOM family home located in a quiet cul-de-sac close to St Albans city centre.

The current owner has extended the property to the rear and completely renovated the property to a high standard throughout.

The ground floor accommodation comprises of a large entrance hall, home office to front, bathroom and a stunning kitchen/dining room with French doors out the to garden.

On the first floor is a double bedroom to front, shower room and the main bedroom with an en-suite shower room and Juliette balcony overlooking the garden. On the second floor are two further bedrooms.

Externally the property benefits from a low maintenance COURTYARD garden and DRIVEWAY parking to the front.

Leyland Avenue is conveniently located just a short walk to the Abbey Flyer station, City centre and Verulamium Park. St Albans City station is approximately 1 mile 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.

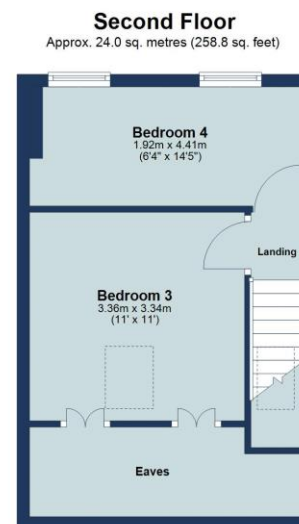
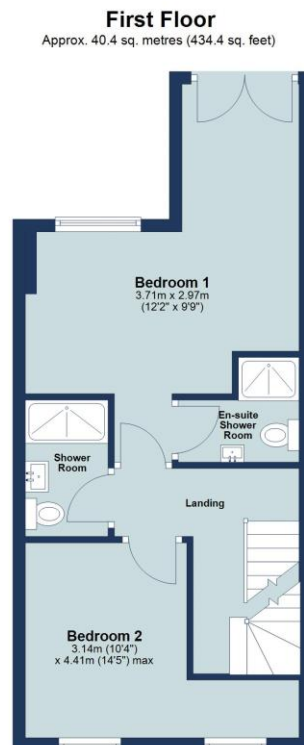
Tenure: Freehold
Council Tax Band: D
EPC Rating: D











Total area: approx. 121.3 sq. metres (1305.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves not included in the total floor area.
Plan produced using PlanUp.

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