



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

Puddingstone Drive, St. Albans, AL4 0GY
Asking Price £575,000

Located in the popular Highfield Park area is this TWO BEDROOM semi-detached family home with a well-maintained rear garden. The property would make a great first-time purchase or for young families seeking a peaceful yet well-connected location.

The ground floor comprises of a bright entrance porch, living room to front, w.c, modern fully fitted kitchen and a conservatory with tile roof. Upstairs are two well-proportioned bedrooms both with built in wardrobes and a large family bathroom.

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

Puddingstone Drive 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. 42.3 sq. metres (455.8 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 73.3 sq. metres (788.6 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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