



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

Gorham Drive, St. Albans, AL1 2HP
Asking Price £575,000

Offered for sale with NO UPPER CHAIN, this THREE BEDROOM SEMI-DETACHED home represents an excellent opportunity to acquire a property with SCOPE TO EXTEND and improve, subject to the usual planning consents. The property would now benefit from updating, offering buyers the chance to modernise and style the home to their own taste and requirements.

The ground floor accommodation comprises a welcoming entrance hall with stairs rising to the first floor and useful storage beneath, a guest cloakroom, a dining room, a fitted kitchen with direct access to the garden, and a spacious living room which flows into the conservatory via sliding doors. The conservatory enjoys views over the garden and benefits from double doors opening onto the patio.

On the first floor, there are three well-proportioned bedrooms, all offering comfortable space for double beds and associated furnishings. A family bathroom completes the accommodation, with scope for refurbishment to create a modern and functional space.

Externally, the property enjoys driveway parking to the front, whilst to the rear there is a particularly generous garden offering excellent scope for landscaping and outdoor entertaining.

Gorham Drive is a highly regarded residential address within St Albans, a historic cathedral city renowned for its vibrant community, excellent schools, and wealth of amenities. The city centre offers an extensive range of shopping, dining and leisure facilities, while the picturesque Verulamium Park and lakes provide a superb setting for recreation.

For commuters, St Albans City Station offers a fast and frequent rail service into London St Pancras International in under 30 minutes, making the area particularly attractive to those working in the capital. Road links are equally convenient, with the M1, M25 and A1(M) all easily accessible.

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









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Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 103.0 sq. metres (1108.9 sq. feet)

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

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