



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

Flint Way, St. Albans, AL3 6DU
Asking Price £620,000

Situated within the ever-popular NEW GREENS area, this attractive THREE BEDROOM terraced family house offers stylish, well-balanced accommodation and is presented in MOVE IN READY condition.

The property has been thoughtfully maintained and updated to create a welcoming and practical home, ideally suited to modern family life.

A particular highlight is the beautiful kitchen, dining and family room, which forms the heart of the property.

This impressive space provides ample room for cooking, dining and everyday relaxation, making it perfect for both busy family routines and entertaining. The layout encourages a natural flow between living areas and offers a bright and sociable environment.

In addition to the open family space, the home benefits from a practical downstairs WC and bedroom providing flexible accommodation for families, home working or guest space.

Upstairs, the property offers two well-proportioned bedrooms. These are served by a modern family bathroom, completing the internal layout.

Externally, the property continues to impress with a large, secluded south facing rear garden, enjoying excellent natural sunlight throughout the day.

This outdoor space is ideal for al fresco dining, relaxation or children's play, offering a good balance of usability and manageable maintenance.

To the front, driveway parking provides valuable off-street convenience, particularly sought after within this established residential setting.

The New Greens area remains a consistently popular choice for families due to its community feel, local amenities and access to schooling, green spaces and transport links.

This home presents an excellent opportunity to secure a well-presented property in a highly regarded neighbourhood.

Overall, this is a stylish and ready to enjoy family home offering bright living space, practical features and a desirable location

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









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Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 91.7 sq. metres (987.0 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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