



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

Taylor Close, St. Albans, AL4 9YB
Asking Price £450,000

Set within a quiet cul-de-sac in a highly regarded residential location close to Marshalswick, this attractive two-bedroom freehold house offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The property provides well balanced accommodation that is both practical and welcoming.

The home benefits from gas central heating and double-glazed windows, ensuring year-round comfort and efficiency, while the overall layout lends itself well to modern living.

The ground floor living space offers a comfortable environment for everyday life, with a natural flow through the accommodation.

Upstairs, the two bedrooms are well proportioned and flexible, easily accommodating a range of lifestyle needs including home working or guest space.

To the rear, the property enjoys a private garden, providing an ideal outdoor area for relaxing, gardening or entertaining during the warmer months. This space adds valuable outdoor appeal while remaining easy to maintain.

Further enhancing the practicality of the home is a garage, offering secure parking or additional storage, which is a particularly valuable feature in this location.

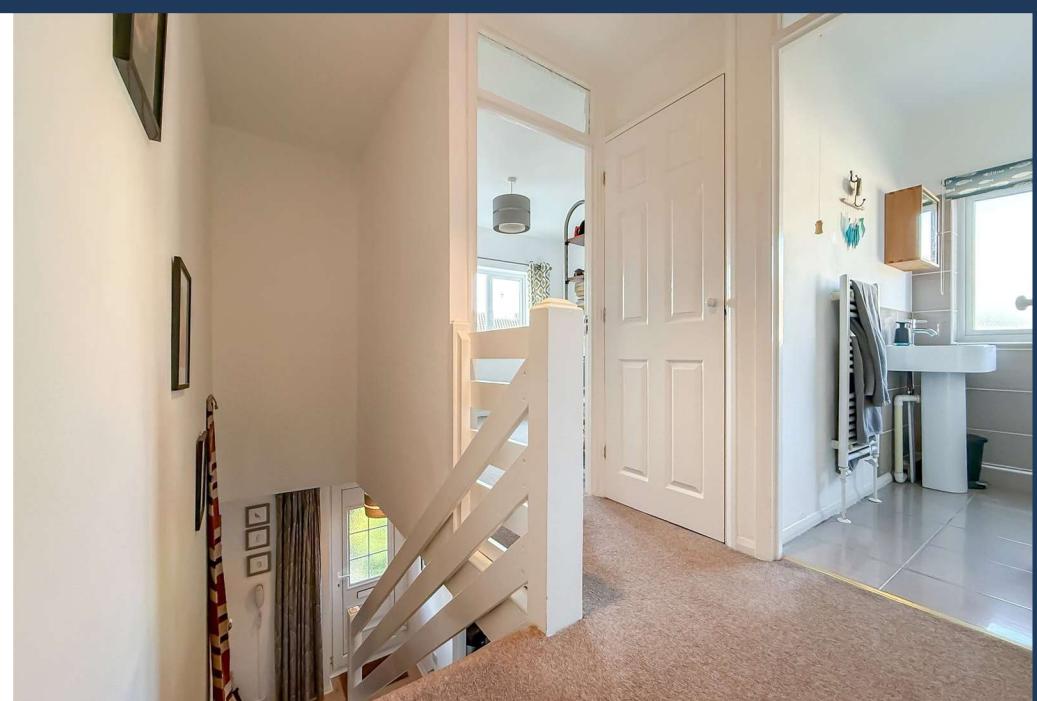
The setting is a key highlight. Positioned close to the Marshalswick area, the property is conveniently located for a range of well-regarded local schools, everyday shops and essential services. This popular neighbourhood is known for its strong community feel, green spaces and ease of access to the wider St Albans area.

Overall, this is a well located and easy to enjoy home, offering the benefits of freehold ownership, a peaceful cul-de-sac position and excellent local amenities. A superb opportunity for buyers seeking a comfortable and well-connected home in one of St Albans' most established residential areas.

Tenure: Freehold
Council Tax Band: D
EPC Rating: To be confirmed









Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.

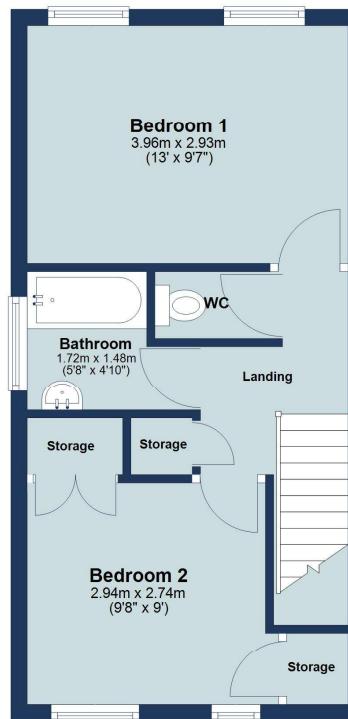
Garage is not included in the total floor area.

Plan produced using PlanUp.

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First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



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