



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

42 Kestrel Way, St. Albans, AL4 0NT  
Asking Price £540,000

This attractive two-bedroom house offers stylish and well-balanced accommodation, ideally suited to modern living and conveniently positioned with excellent links to prestigious St Albans schools.

The ground floor has been thoughtfully arranged to provide a bright and practical living environment. A particular feature of the home is the modern kitchen, fitted with a range of built-in appliances and designed to combine functionality with contemporary styling. The layout works well for both everyday cooking and entertaining, while maintaining a clean and streamlined appearance.

The property also benefits from a convenient ground floor WC, adding practicality for visiting guests and day-to-day family life.

Upstairs, the home offers two generous double bedrooms, both providing comfortable and flexible accommodation suited to a variety of needs, whether for professional couples, small families or those working from home.

These are served by a family bathroom, finished in a modern style and complementing the overall presentation of the property.

Externally, the property enjoys a low maintenance rear garden, creating an attractive outdoor space ideal for relaxing or outdoor dining without the need for extensive upkeep.

A further advantage is the inclusion of an allocated parking space, providing valuable convenience within this residential setting.

Overall, this is a well presented and practical home offering modern accommodation, outdoor space and easy living in a desirable St Albans location.

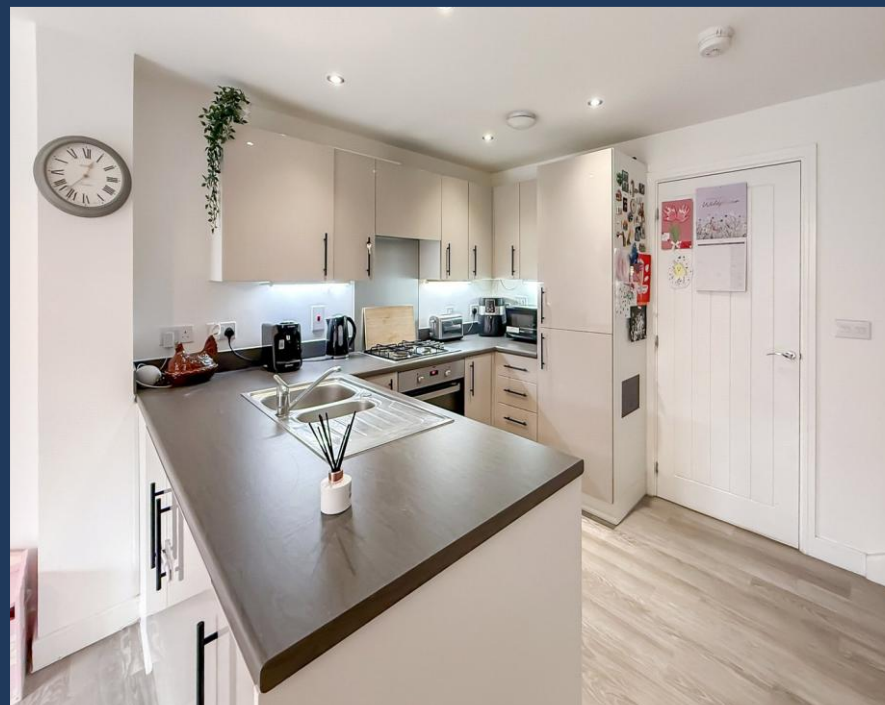
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This property is also available for sale as a shared ownership property of 50% at £270,000 - Leasehold.

Rental for other 50% owned by Hightown  
£784.80 PM

£867.21 inc £82.41 FOR SERVICE,  
MAINTENANCE and buildings insurance

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



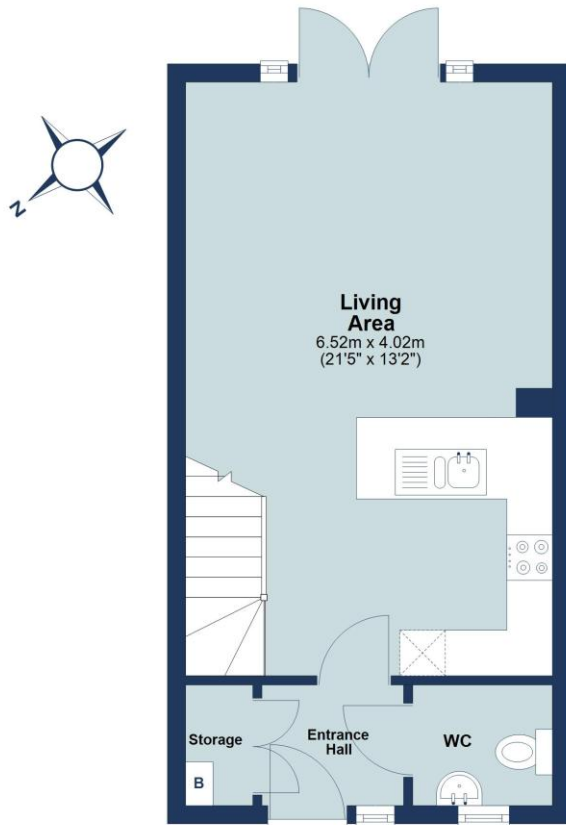






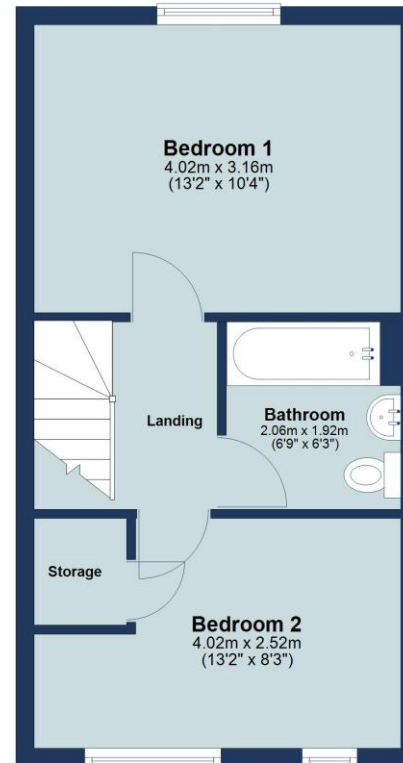
## Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



Total area: approx. 63.9 sq. metres (687.9 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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