



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

Cavan Drive, St. Albans, AL3 6HR
Asking Price £575,000

Situated within the popular New Greens area of St Albans and ideally positioned for a selection of highly regarded local schools, this extended family home offers beautifully balanced accommodation throughout.

Combining practical living space with modern conveniences, the property is perfectly suited to first time buyers, young families and those looking to enjoy a well-connected residential location.

The heart of the home is the spacious kitchen/dining room, providing an excellent space for both everyday family life and entertaining.

Thoughtfully designed with ample storage and workspace, the room offers plenty of space for dining and socialising, whilst the separate living accommodation creates a comfortable environment in which to relax.

A convenient downstairs WC further enhances the practicality of the ground floor layout.

Upstairs, the property offers two generous double bedrooms, both well-proportioned and served by a family bathroom.

Double glazed windows and gas central heating ensure comfort and efficiency throughout the year.

Externally, the southerly facing rear garden enjoys an abundance of sunshine and provides an attractive setting for outdoor dining, entertaining and relaxation.

A particular feature is the garden office, offering a versatile space ideal for home working, hobbies or additional storage.

New Greens remains a highly sought after area due to its excellent local amenities, nearby parks and convenient access to some of St Albans' most popular schools.

This well presented home offers a superb combination of location, practicality and lifestyle appeal.

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









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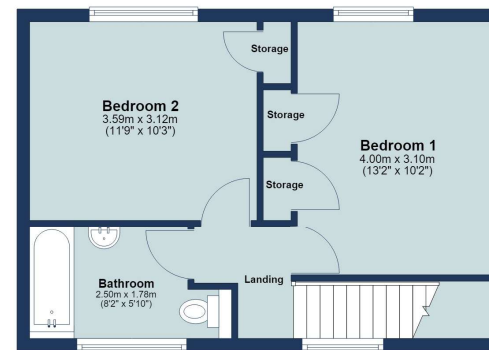
Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)
(excluding Store, Store, Garden Room)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.2 sq. feet)

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

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