



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

**Starlight Way, St Albans, AL4 0JP**  
**Asking Price £550,000**

Located in the ever-popular Highfield Park area of St Albans is this well-presented and thoughtfully laid out two double bedroom terraced home, ideal for first-time buyers, downsizers or investors alike.

The property is entered via a welcoming entrance hall, with the kitchen positioned to the front of the home. The kitchen offers a practical layout with a good range of wall and base units and ample worktop space. There is also a convenient downstairs WC, perfect for guests, and stairs rising to the first floor with useful storage beneath.

To the rear of the property is a generously proportioned living/dining room, providing a bright and comfortable space for everyday living and entertaining. Doors open directly onto the rear garden, allowing for plenty of natural light and creating a seamless connection between indoor and outdoor living during the warmer months.

The first floor comprises two well-sized double bedrooms, both benefiting from built-in storage, making excellent use of space. A family bathroom serves the bedrooms and is fitted with a bath and overhead shower, wash hand basin and WC.

Externally, the property continues to impress. To the front there is off-street parking, offering convenience for homeowners and visitors.

The rear garden is a particular feature, enjoying a desirable south-west facing aspect, perfect for afternoon and evening sun. Designed for low maintenance, the garden provides an ideal setting for outdoor dining, relaxing or entertaining, and also benefits from a useful shed for additional storage.

Highfield Park is a sought-after residential location, known for its community feel and proximity to open green spaces and countryside walks. The area offers excellent local amenities and well-regarded schools, making it attractive to a wide range of buyers.

St Albans city centre is easily accessible and provides an extensive range of shopping, dining and leisure facilities, along with the historic cathedral and Verulamium Park.

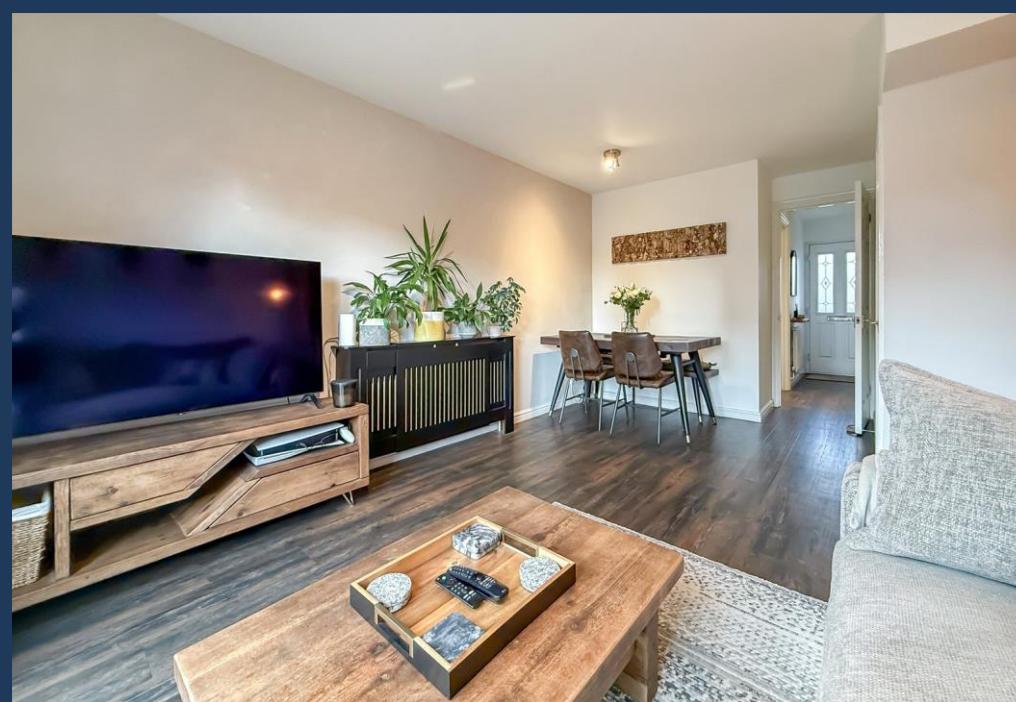
The mainline railway station offers fast and frequent services into London St Pancras, making the area particularly appealing to commuters, while major road links including the A1(M), M25 and M1 are also within easy reach.

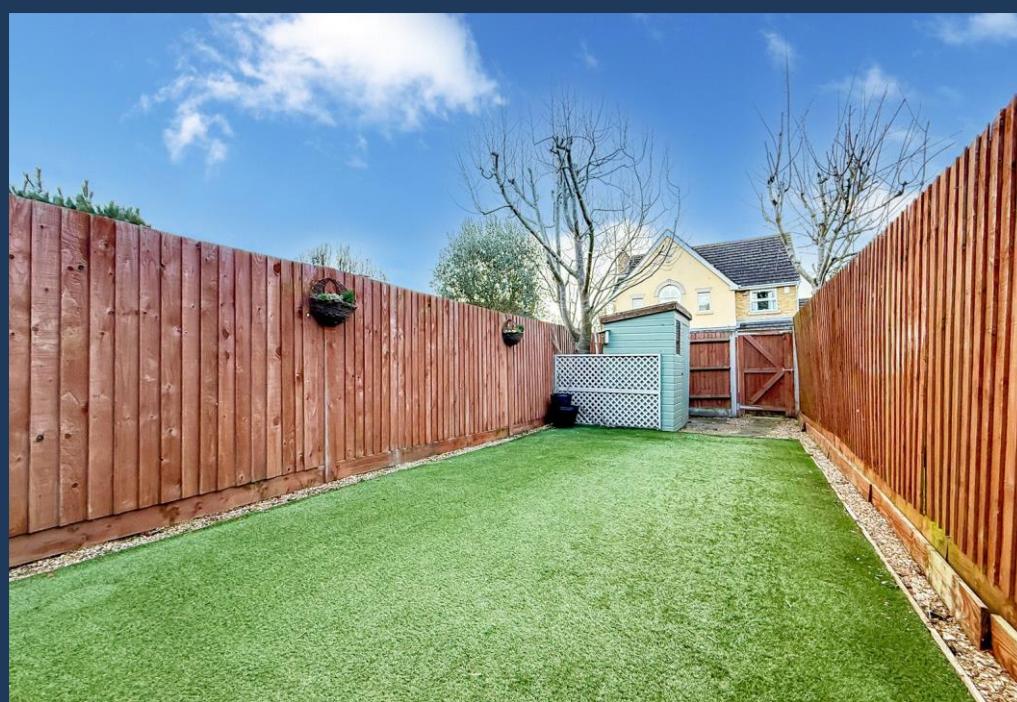
This attractive home combines practical living space, a sunny garden and a highly desirable location, making it a fantastic opportunity for those looking to establish themselves in St Albans.

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









## Ground Floor

Approx. 30.0 sq. metres (322.3 sq. feet)



Total area: approx. 60.6 sq. metres (651.8 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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## First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



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