



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

High Grove, St Albans, AL3 5SU
Asking Price £515,000

A beautifully presented two-bedroom home with stylish, thoughtfully finished interiors and an attractive landscaped rear garden.

The property offers a practical layout that makes excellent use of the available space and has been carefully updated to create a warm and inviting home.

The property opens into a bright and comfortable living room, measuring approximately 13' x 11'9". Finished in a calm, contemporary palette, the room has plenty of character, with attractive wall panelling, fitted display shelving and useful built-in storage.

The staircase rises from the living room, while a doorway leads through to the kitchen/breakfast room at the rear.

A particular highlight, the kitchen/breakfast room measures approximately 10' x 11'9" and provides an excellent everyday living and dining space. It is fitted with a smart range of white cabinetry complemented by dark work surfaces, integrated cooking appliances and a patterned tiled splashback. There is ample room for a dining table, while glazed doors provide a pleasant outlook and direct access to the rear garden.

Upstairs are two bedrooms and a modern family bathroom.

Bedroom one is a well-proportioned double with built-in storage, while the second bedroom is currently arranged as a flexible guest room/home office, demonstrating how easily the accommodation can adapt to different needs. The bathroom is finished in a clean, contemporary style with a white suite including a bath with shower over and glazed screen, vanity wash basin and WC.

Outside, the attractive rear garden has been designed with both enjoyment and ease of maintenance in mind. A raised deck immediately adjoining the house provides an ideal spot for outdoor seating, with steps leading down to gravelled and paved areas surrounded by mature shrubs, raised beds and colourful planting. A further seating area offers another inviting place to relax or entertain.

Offering approximately 568 sq ft of accommodation, this appealing home combines a practical layout with a strong sense of style throughout. Carefully chosen finishes and useful fitted storage maximise the space, while the landscaped garden provides a lovely extension to the living accommodation during the warmer months.

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



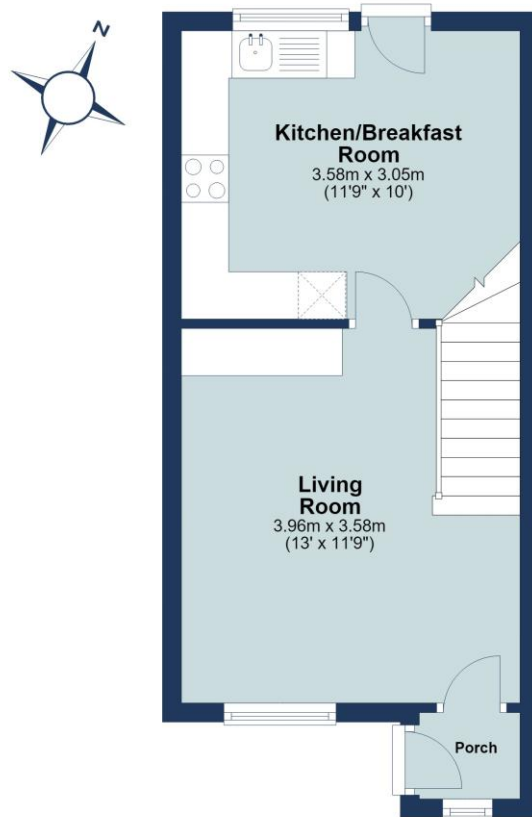






Ground Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your
current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

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

f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ