



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

Marshall Avenue, St. Albans, AL3 5HT  
Asking Price £485,000

Located on Marshall Avenue is this two-bedroom terraced family home offered for sale with a complete upper chain.

The property comprises an open-plan living room and kitchen, with the kitchen benefitting from doors opening out onto the rear garden. Stairs with a useful storage cupboard underneath lead to the first floor, where you will find two bedrooms and a family bathroom.

To the rear is a generously sized garden featuring both lawn and patio areas, along with a shed for additional storage. To the front of the property there is driveway parking.

Marshall Avenue, St Albans, is conveniently located within easy reach of local shops, schools and amenities, with excellent transport links nearby. St Albans City Centre and mainline station are easily accessible, offering fast connections into London, making this an ideal home for commuters, first-time buyers or young families.

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





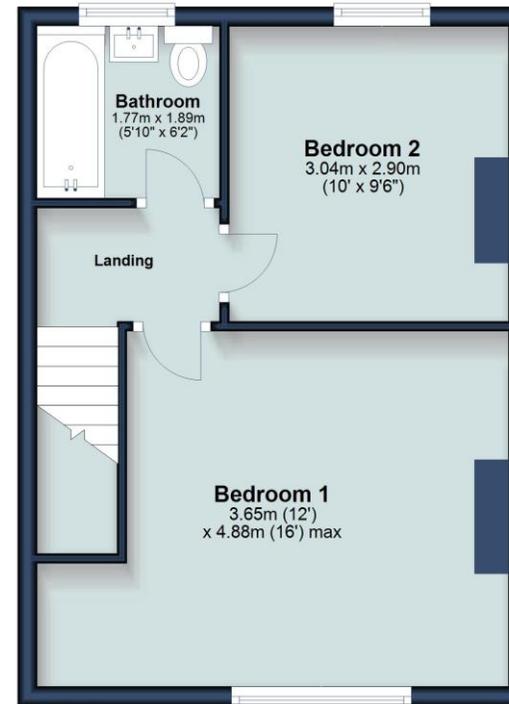
## Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



**Total area: approx. 66.3 sq. metres (713.6 sq. feet)**

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

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

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