



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

2 Trumpington Drive, St. Albans, AL1 2JP  
Asking Price £500,000

Offered to the market with the benefit of no upper chain, this terraced family house presents a wonderful opportunity for buyers seeking a well located home with flexible living space and practical features.

The ground floor offers two reception rooms, providing versatile accommodation to suit modern family life.

These spaces can be arranged depending on individual requirements. The layout allows for a natural flow between rooms while maintaining clearly defined living areas.

The separate kitchen is positioned to the rear of the property and provides a practical and well organised space for cooking and everyday use. Its distinct positioning from the reception rooms will appeal to buyers who prefer clearly defined living and kitchen areas.

Upstairs, the property offers three bedrooms. Two are well proportioned and suitable as principal and guest bedrooms, while the third bedroom provides a more compact space that would work well as a nursery, home office or single bedroom.

The accommodation is served by a modern family bathroom, finished in a contemporary style and offering both comfort and functionality.

Additional flexibility is provided by a loft space and workshop, offering useful supplementary areas that could be utilised for storage, hobbies or working from home, subject to individual needs.

Externally, the property benefits from a private rear garden, providing space for outdoor dining, relaxation or children's play. To the front, driveway parking adds valuable convenience, particularly in this established residential setting.

The home is also well positioned close to local shops and amenities, ensuring everyday essentials are easily accessible while remaining within a comfortable residential environment.

Overall, this is a well-balanced and versatile family home offering practical living space, outdoor areas and a highly convenient location, all available with the added advantage of no onward chain.

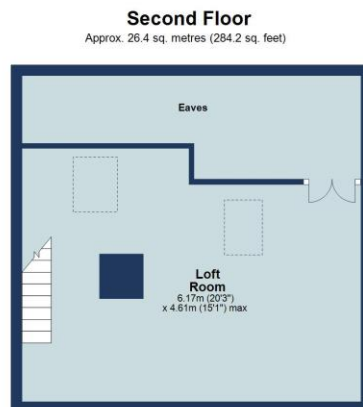
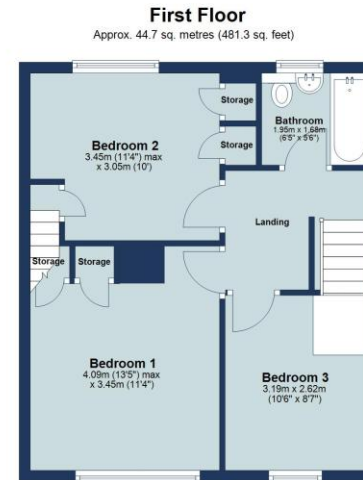
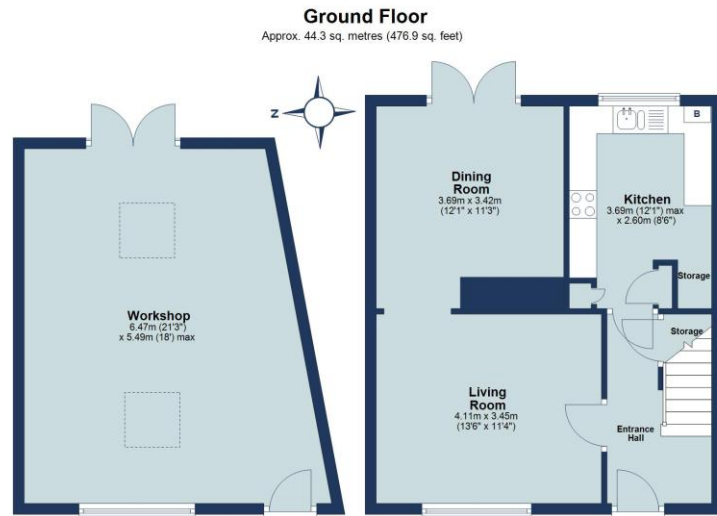
**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: D**











Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

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

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