



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

Tavistock Avenue, St. Albans, AL1 2NL  
Asking Price £395,000

This beautifully refurbished first-floor maisonette is offered for sale in excellent condition throughout and benefits from no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike. A particular highlight of the property is its own private garden, offering a rare and valuable outdoor space for a home of this type.

The property is accessed via a private front door at ground floor level, with stairs rising to a bright and welcoming first-floor landing. From here, doors lead into a generously sized living room positioned at the front of the property, featuring windows that allow for natural light, creating a comfortable and inviting living space.

To the rear, the well-appointed kitchen has been thoughtfully updated, providing a practical and stylish area for cooking and dining.

Also located at the rear is the second bedroom, which would work equally well as a guest room, home office, or nursery, along with a modern bathroom finished to a good standard.

At the front of the property, the main bedroom offers a and relaxing retreat, complemented by a separate dressing room, adding a touch of luxury and useful additional storage space.

Externally, the property continues to impress. A pathway leads to the private entrance at the side, while the rear garden is mainly laid to lawn and bordered by mature shrubs and trees, providing a good degree of privacy. There is also a garden shed, offering practical storage for tools or outdoor equipment.

Tavistock Avenue is conveniently located on the south side of St Albans city centre, placing it within easy reach of a wide range of local amenities. These include a nearby Sainsbury's supermarket, the Abbey Flyer train station with connections to Watford and beyond, as well as excellent access to major motorway networks.

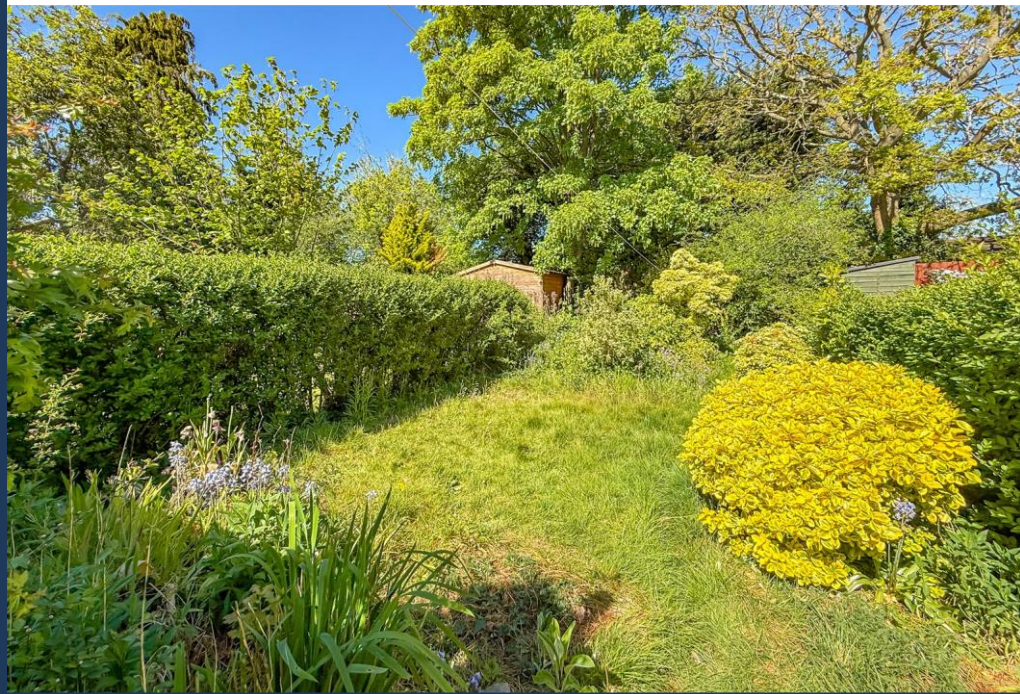
The vibrant city centre, with its shops, restaurants, and historic charm, is also just a short distance away.

**Tenure - Leasehold w/ Freehold**  
**Lease Term - 125 Years upon Completion of Sale**  
**Service Charge - £Adhoc**  
**Ground Rent - £Peppercorn**  
**Council Tax Band: C**  
**EPC Rating - C**









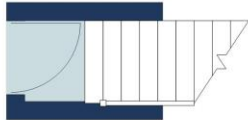
## First Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



## Ground Floor

Approx. 1.2 sq. metres (12.7 sq. feet)



Total area: approx. 61.1 sq. metres (658.0 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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