



**BRADFORD  
& HOWLEY**  
HARPEN DEN | MARSHALSWICK | ST ALBANS

White Hedge Drive, St. Albans, AL3 5TU  
Asking Price £475,000

Tucked away on the residential White Hedge Drive, this charming TWO BEDROOM terraced home offers a superb blend of character, flexibility and outdoor space, all just moments from Verulamium Park. With a generous rear garden and a fantastic OUTBUILDING, the property is ideal for buyers seeking comfortable living with the added benefit of versatile extra space.

The home is entered via a welcoming entrance hall, which provides access to the main ground-floor accommodation. To the front sits a cosy living room, leading through to an adjoining conservatory that enjoys views across the garden and opens directly onto the patio, creating a light-filled and useful space.

The hallway also leads to the kitchen at the rear, a practical and well-arranged space with ample storage and direct access to the garden, ensuring an easy flow between indoor and outdoor living.

Upstairs, the first floor offers two well-proportioned bedrooms, both benefitting from fitted storage, alongside a neatly finished family bathroom. The layout is simple and functional, with comfortable room sizes and good natural light throughout.

Externally, the rear garden is a true highlight. Beginning with an initial patio terrace ideal for outdoor dining, steps rise to a generous raised section blending further patio and lawn, providing excellent space for play, gardening or entertaining.

This initial area also has a brick shed, with electricity and utilities installed. Set to the rear is a separate outbuilding, offering superb flexibility as a home office, workshop or guest space, and notably benefitting from its own shower room with WC - a real asset for modern lifestyles.

White Hedge Drive is well positioned for a relaxed St Albans lifestyle, with Verulamium Park, Westminster Lodge Leisure Centre, and the historic Abbey area close by for walks, recreation and weekend outings.

The city centre is easily accessible, offering a vibrant mix of shops, cafés and restaurants, while the mainline station provides fast connections into London St Pancras, making this a fantastic home for commuters, downsizers or small families alike.

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









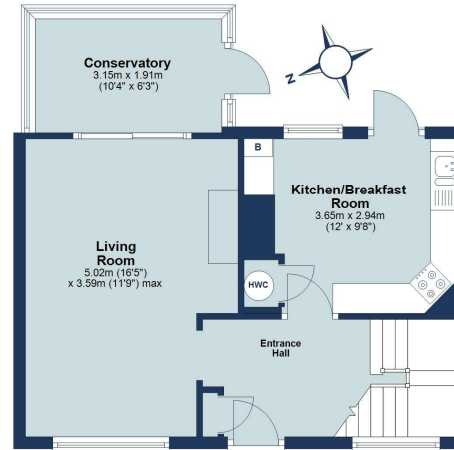
### Outbuildings

Approx. 19.7 sq. metres (211.5 sq. feet)



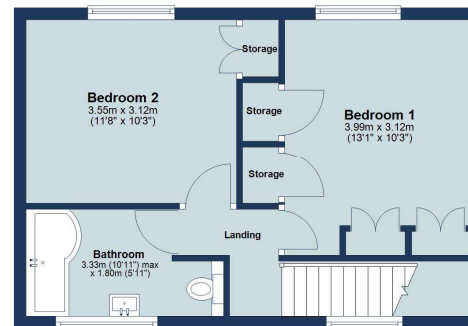
### Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



### First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Outbuildings included in the total floor area.  
Plan produced using PlanUp.

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