



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

Hollybush Avenue, St. Albans, AL2 3AE  
Asking Price £650,000

Offered to the market with the benefit of NO UPPER CHAIN, this attractive two-bedroom semi-detached bungalow provides well balanced single level accommodation together with generous outdoor space, all set within the popular Chiswell Green village area of St Albans.

The property offers a practical and comfortable layout suited to a range of buyers, including downsizers and those seeking the convenience of bungalow living.

The main living room provides a bright and welcoming environment. The kitchen is light and well-appointed and has access to the rear garden.

The dining room offers ample space for both relaxation and entertaining and a conservatory at the rear creates an additional reception area that enjoys pleasant views over the garden and offers a peaceful setting for informal seating or hobbies.

This room enhances the connection between indoor and outdoor living and allows natural light to flow through the property.

The bungalow further benefits from two well-proportioned bedrooms, providing flexible accommodation for guests, home working or additional storage if required. These are served by a family bathroom, completing the internal arrangement.

Externally, the home enjoys a large south facing rear garden, offering excellent natural sunlight throughout the day and creating an ideal space for outdoor dining, gardening or simply relaxing in a private setting. This generous plot adds significant lifestyle appeal and potential for personalisation.

To the front and side, driveway parking provides everyday convenience, while a garage offers secure parking or useful additional storage.

Chiswell Green remains a desirable village location known for its community feel, local amenities and easy access to both open countryside and the wider St Albans area.

This well positioned bungalow represents an excellent opportunity to secure a comfortable home in a peaceful yet well connected setting.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: To be confirmed**









**Ground Floor**  
Approx. 76.1 sq. metres (819.0 sq. feet)  
(excluding Garage)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

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

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