



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

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

Situated in a desirable residential location, this semi-detached bungalow on Hollybush Avenue offers excellent potential for buyers looking for a blank canvass to modernise and create a home tailored to their own tastes.

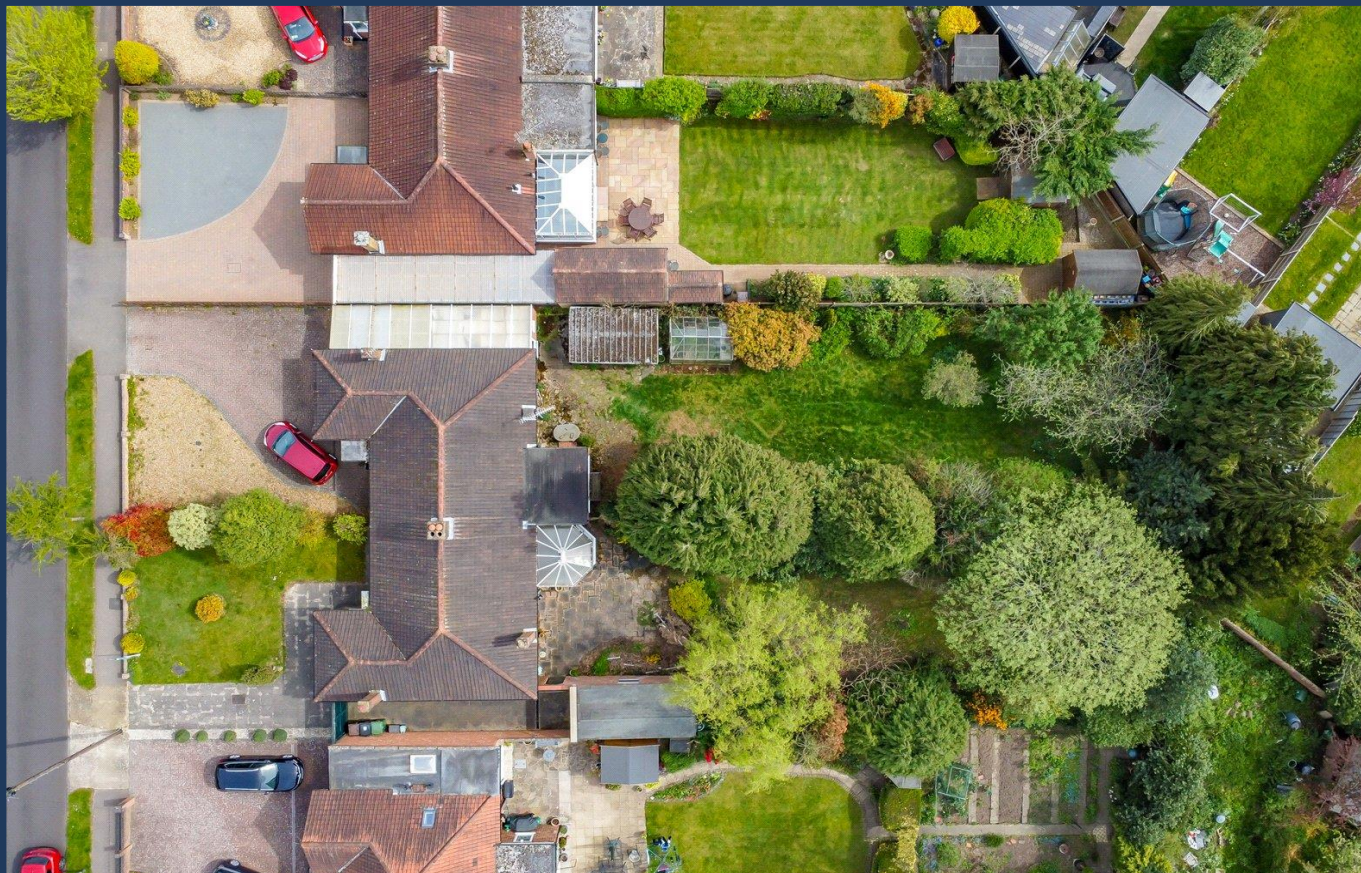
Offered with NO UPPER CHAIN, the property features a versatile layout including two well-proportioned bedrooms, along with an additional family room which could easily serve as a third bedroom. The extended living room provides generous space for relaxing and entertaining, while the kitchen and shower room complete the internal accommodation.

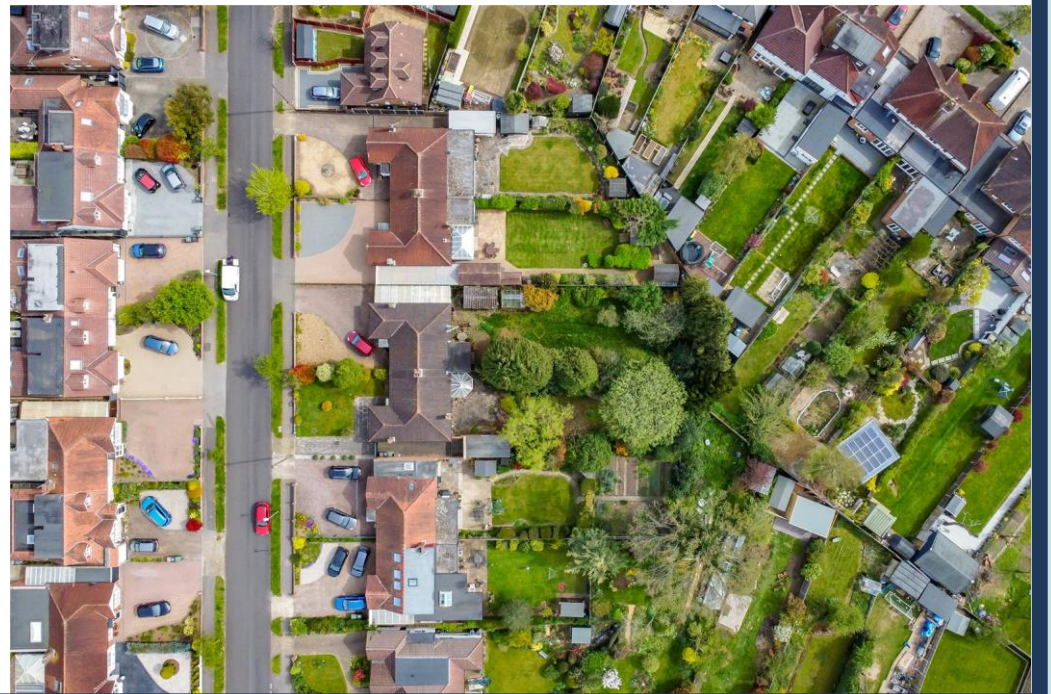
Externally, the property benefits from a covered utility area and a garage, adding practicality and storage options. To the rear, a standout feature is the large south-facing garden, offering plenty of outdoor space and further potential for landscaping or extension (subject to planning). An additional external garage is also located within the garden.

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.

Requiring modernisation throughout, this property presents an excellent opportunity for those seeking a project in a sought-after area, with scope to significantly enhance both value and living space.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: TBC**





### Ground Floor

Approx. 104.4 sq. metres (1123.3 sq. feet)  
(excluding Garage)



Total area: approx. 104.4 sq. metres (1123.3 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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**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**▶** @bradfordhowley4660

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

bradfordandhowley.com