



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

Lavender Crescent, St. Albans, AL3 5PJ
Asking Price £575,000

Offered for sale with no upper chain, this well-presented two double bedroom semi-detached home enjoys the added benefit of excellent potential to extend, subject to the necessary planning consents.

Situated in a quiet cul-de-sac location, the property offers spacious and versatile accommodation throughout, making it an ideal first-time purchase, investment opportunity, or family home.

The accommodation begins with a welcoming entrance hall, with stairs rising to the first floor and a convenient ground floor WC.

To the right, the kitchen is open plan in style and flows seamlessly into the bright and spacious living/dining area, creating an ideal space for both everyday living and entertaining.

In addition, the living/dining room can also be accessed directly from the entrance hall, providing a practical and flexible layout.

To the first floor, there is a generous landing area, a useful storage cupboard housing the boiler, and a modern family bathroom. Both double bedrooms are well-proportioned and enjoy attractive views overlooking the rear garden.

Externally, the property benefits from a large, beautifully maintained rear garden featuring both lawn and patio areas, ideal for outdoor dining and family enjoyment, together with a useful garden shed. The home further benefits from two allocated parking spaces.

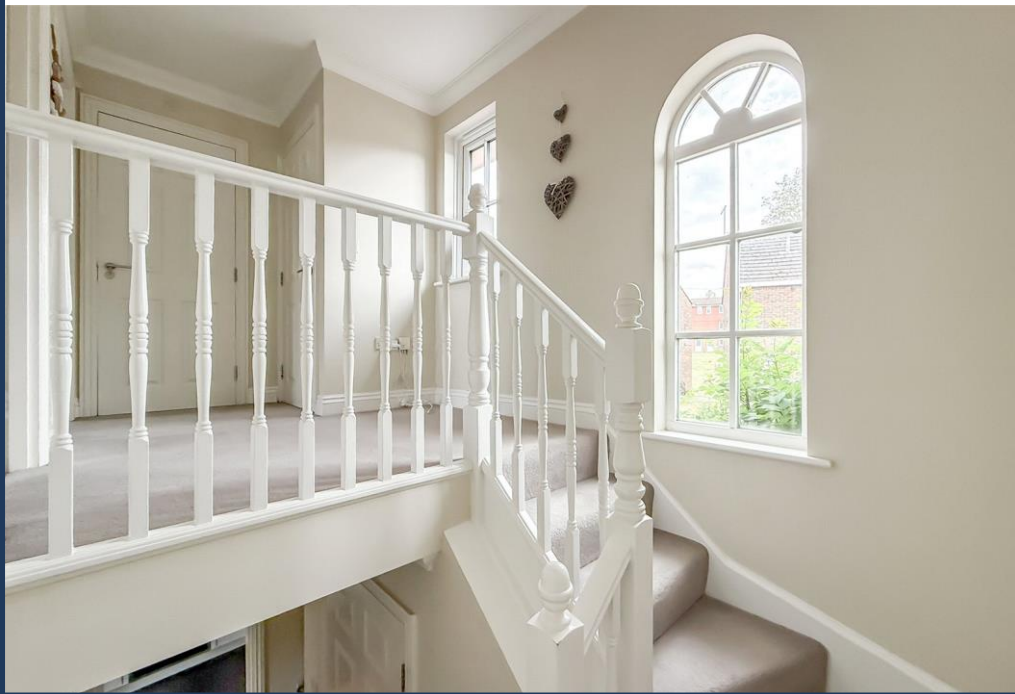
Lavender Crescent is a peaceful and sought-after cul-de-sac situated just off Waverley Road, conveniently positioned for easy access to the city centre and its excellent selection of bars, restaurants, and shopping facilities.

The property is also within close proximity to highly regarded local schools and the green open spaces of Batchwood Golf Course, offering excellent leisure and recreational opportunities nearby.

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









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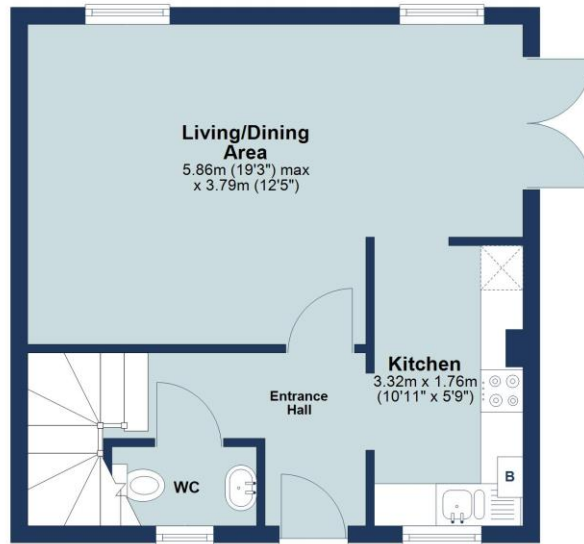
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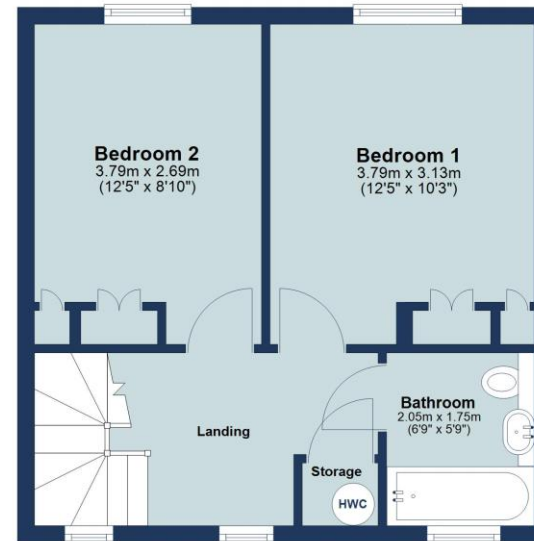
Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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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