



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

Falcon Way, St. Albans, AL4 0PW
Asking Price £670,000

Located within the Oaklands Grange residential development off Sandpit Lane, this three-bedroom end-of-terrace property benefits from off-street parking for two vehicles and a rear garden.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor and useful understairs storage.

To the front of the property is a living room, while to the rear is a kitchen/dining room providing space for both food preparation and dining.

Doors from the kitchen/dining room open directly onto the large rear garden, creating a connection between the indoor and outdoor space.

A guest WC completes the ground floor accommodation.

The first floor comprises three bedrooms, with the principal bedroom benefiting from built-in storage.

The remaining bedrooms offer flexibility for a variety of uses, including children's bedrooms, guest accommodation or a home office.

A family bathroom and loft access completes the first-floor accommodation.

Externally, the property provides off-street parking for two vehicles to the front.

The large garden to rear is designed for ease of maintenance, together with a garden shed providing additional storage.

Falcon Way is situated off Sandpit Lane and is conveniently positioned for a range of local amenities, schooling and transport links.

The property is approximately 326 meters away from Oakwood Primary School and approximately 504.2 metres away from Beaumont School.

The city centre of St Albans offers a variety of shops, restaurants, leisure facilities and a mainline railway station providing services into central London.

Road connections include access to the M1, M25 and A1(M), all of which are within reach.

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



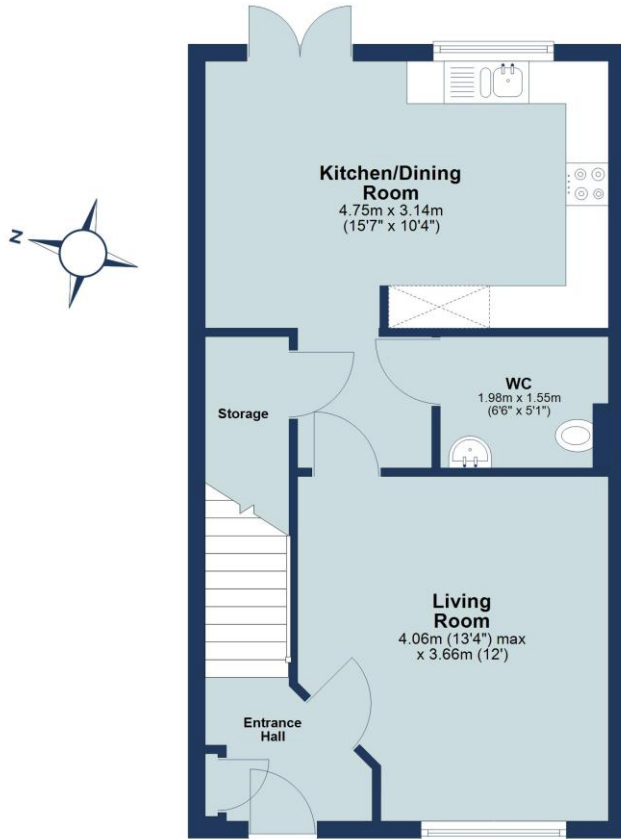






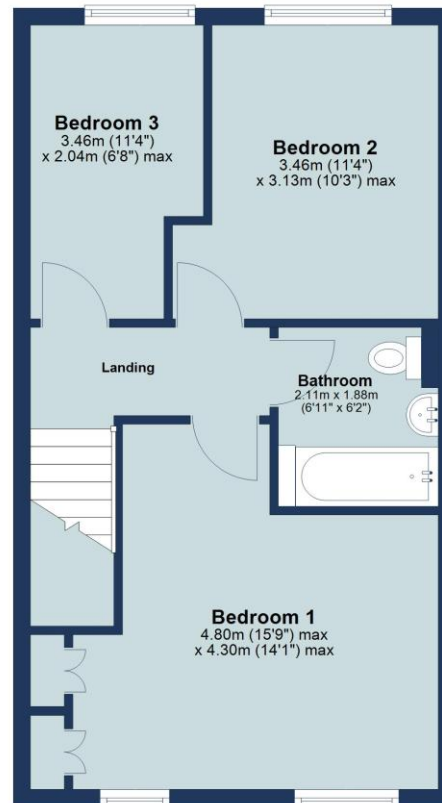
Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.8 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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