



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

Francis Avenue, St. Albans, AL3 6BW
Guide Price £850,000

A rare opportunity to acquire a detached bungalow occupying a superb plot of approximately 0.32 acres, offering exceptional potential to create a substantial family home or explore redevelopment opportunities, subject to the necessary planning consents.

Positioned within one of St Albans' most desirable residential locations, this well-proportioned three-bedroom detached bungalow provides flexible accommodation together with enormous scope for those looking to extend, remodel or unlock the full potential of this generous plot.

The existing accommodation comprises three bedrooms, open plan reception rooms, a fitted kitchen/breakfast room, family bathroom and an en suite to the principal bedroom.

Externally, the property benefits from a private rear garden, driveway providing parking for numerous vehicles and a integral garage.

Properties of this nature are becoming increasingly scarce, with the sizeable plot presenting an exciting opportunity for owner-occupiers, developers and investors alike.

Whether your ambition is to sympathetically enlarge the existing home or investigate redevelopment of the site (subject to obtaining the relevant planning permissions), the possibilities are considerable.

The property enjoys an excellent position on the northern side of St Albans, offering convenient access to both the historic city centre and Harpenden.

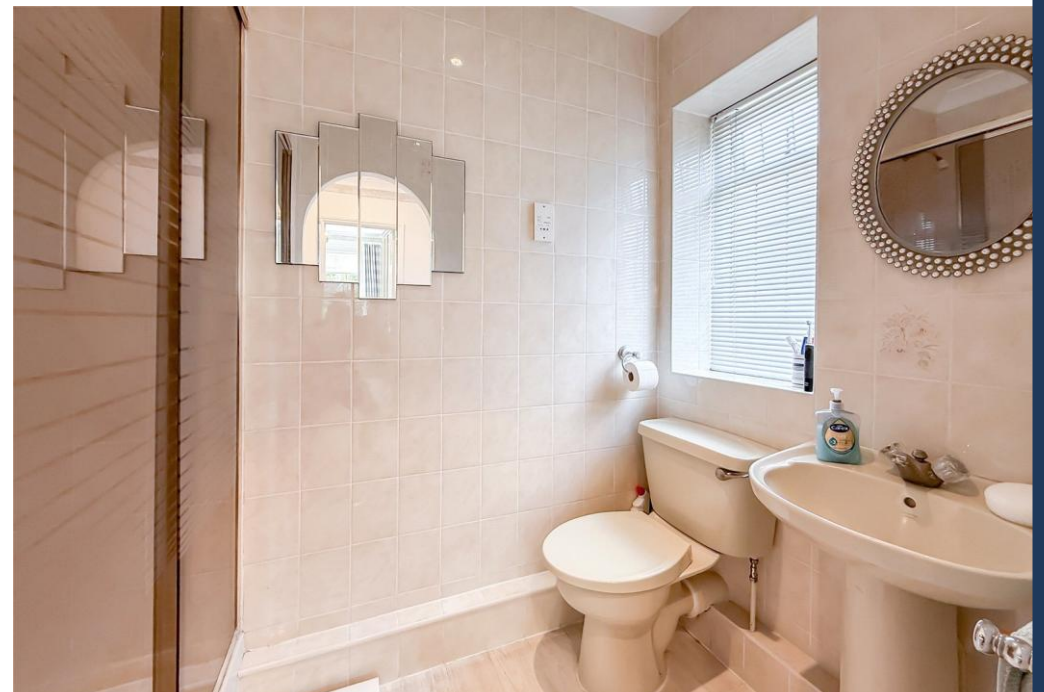
Families will appreciate the excellent selection of highly regarded schools nearby, including St Albans Girls' School, Townsend Church of England School, Beechwood Park School, Aboyne Lodge School and St Michael's Church of England Primary School, together with easy access to a wide range of independent and state education options across St Albans and Harpenden. Prospective purchasers should make their own enquiries regarding school admissions and catchment areas.

St Albans itself offers an outstanding range of shopping, restaurants, cafés and leisure facilities, whilst excellent transport links include Thameslink rail services to London St Pancras together with convenient access to

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









Ground Floor

Approx. 157.4 sq. metres (1694.3 sq. feet)



Total area: approx. 157.4 sq. metres (1694.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.

Garage included in the total floor area.

Plan produced using PlanUp.

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