



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

Tavistock Avenue, St. Albans, AL1 2NL
Asking Price £375,000

Occupying an enviable position overlooking an attractive green, this well-presented first floor maisonette offers bright and well-proportioned accommodation together with a private balcony, generous rear garden and its own private entrance.

Conveniently located within easy reach of St Albans Abbey Station and the city centre, the property combines peaceful surroundings with excellent connectivity.

Accessed via its own private entrance, stairs rise to a spacious first-floor landing, creating an immediate sense of privacy more commonly associated with a house than an apartment.

The light-filled living room enjoys attractive wooden flooring and opens directly onto a private balcony, providing the perfect place to relax whilst taking in the open outlook across the green.

The well-appointed kitchen is fitted with a range of contemporary units, offering ample storage and workspace for everyday living.

The accommodation continues with two well-proportioned bedrooms, both enjoying pleasant aspects, together with a well-appointed family bathroom. A few useful built-in storage cupboards further enhance the practicality of the home.

Outside, one of the property's standout features is the generous private rear garden. Beautifully established with mature planting, lawned areas and seating spaces, it provides an ideal setting for relaxing, entertaining or gardening.

A useful timber garden shed offers excellent storage for bicycles, tools and garden equipment.

Situated in a popular residential location, the property is well placed for local amenities, excellent transport links and the extensive shopping and leisure facilities of St Albans city centre.

With St Albans Abbey Station just a short distance away, the property is ideally suited to first-time buyers, downsizers or investors seeking a home that combines character, outdoor space and convenience.

Tenure: Leasehold

Term of Lease: 189 years from 19 Apr 2007

Building Insurance: £284.15 PA from 2026

Council Tax Band: C

EPC Rating: To be confirmed









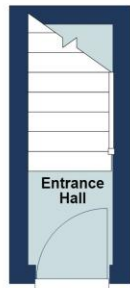
First Floor

Approx. 60.2 sq. metres (648.2 sq. feet)
(excluding Balcony)



Ground Floor

Approx. 2.4 sq. metres (25.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 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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