



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

De Tany Court, St Albans, AL1 1TX  
Asking Price £635,000



Offered for sale with no upper chain, this well-presented two-bedroom home enjoys a peaceful position overlooking communal gardens with the historic 'Holy Well' and just a short walk from St Albans city centre, the mainline station and an excellent range of shops, cafés and everyday amenities.

Combining a tucked-away setting with exceptional convenience, it represents an ideal purchase for first-time buyers, professionals, downsizers or investors.

Approached via a pedestrian pathway overlooking the green, the property enjoys a pleasant sense of separation from the parking area and road, creating an attractive and welcoming approach. A private parking space together with a garage en-bloc provides valuable off-road parking and additional storage.

The accommodation is bright, well maintained and thoughtfully arranged throughout. The entrance hall opens into a generous 24ft living and dining room, providing clearly defined areas for relaxing and entertaining. A large front-facing window fills the sitting area with natural light, while French doors at the rear connect seamlessly to the garden, making the space equally suited to everyday family life or hosting guests.

The separate fitted kitchen offers contemporary gloss units, generous worktop space, and an efficient layout that makes the most of the available space.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The principal bedroom benefits from extensive fitted wardrobes, while the second bedroom offers excellent flexibility as a guest room, nursery or home office. A modern family bathroom, fitted with a white suite and shower over the bath, completes the first-floor accommodation.

Outside, the enclosed rear garden has been designed with low maintenance in mind. Attractive paving, artificial lawn and established planting create a private space that's ideal for relaxing, dining outdoors or entertaining friends throughout the warmer months.

Enjoying a desirable city-centre location, the property is within comfortable walking distance of St Albans' vibrant shopping and restaurant scene, highly regarded parks and the mainline station with direct rail services into London. Offering an excellent balance of convenience, practicality and low-maintenance living, this is a home that is ready to enjoy from day one.

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



















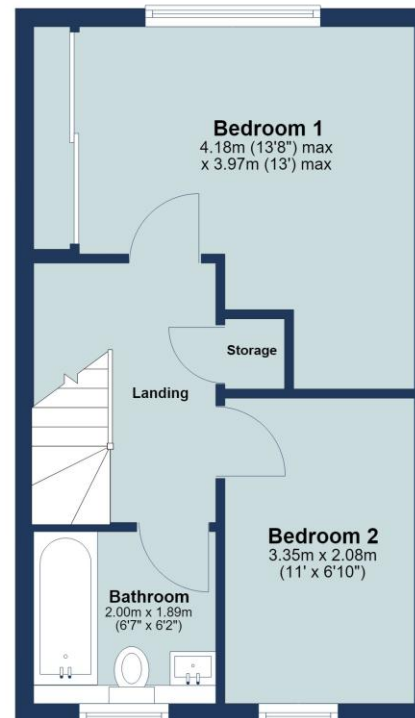
## Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your  
current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today, giving  
you peace of mind you are on the right deal, every  
month.

We will compare your mortgage against thousands of  
deals and send you a monthly report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

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

**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

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