



**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 at the front 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.

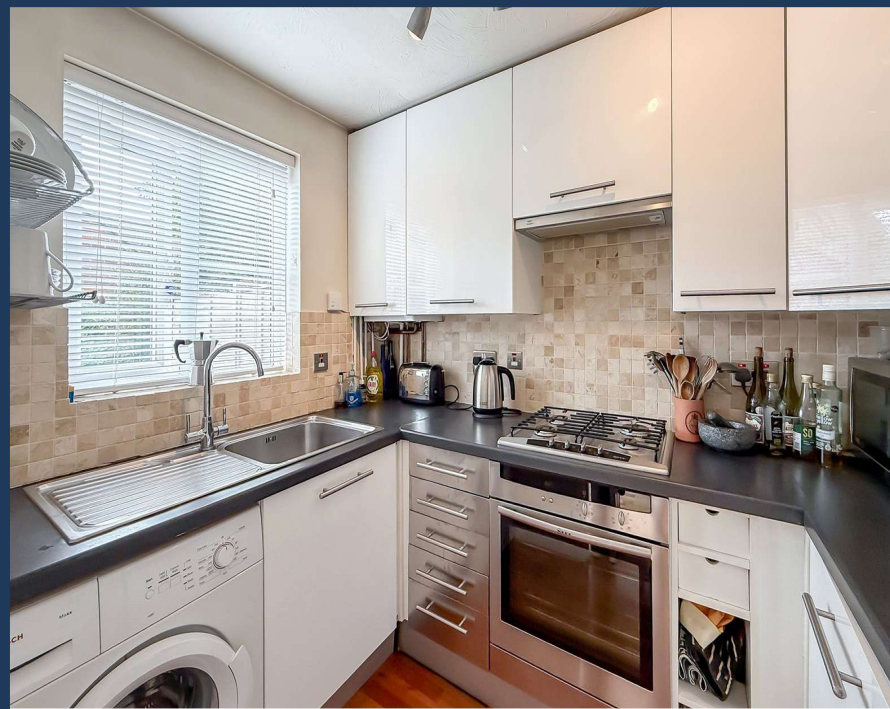
The separate fitted kitchen offers contemporary gloss units, generous worktop space, and an efficient layout that makes the most of the available space.

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.

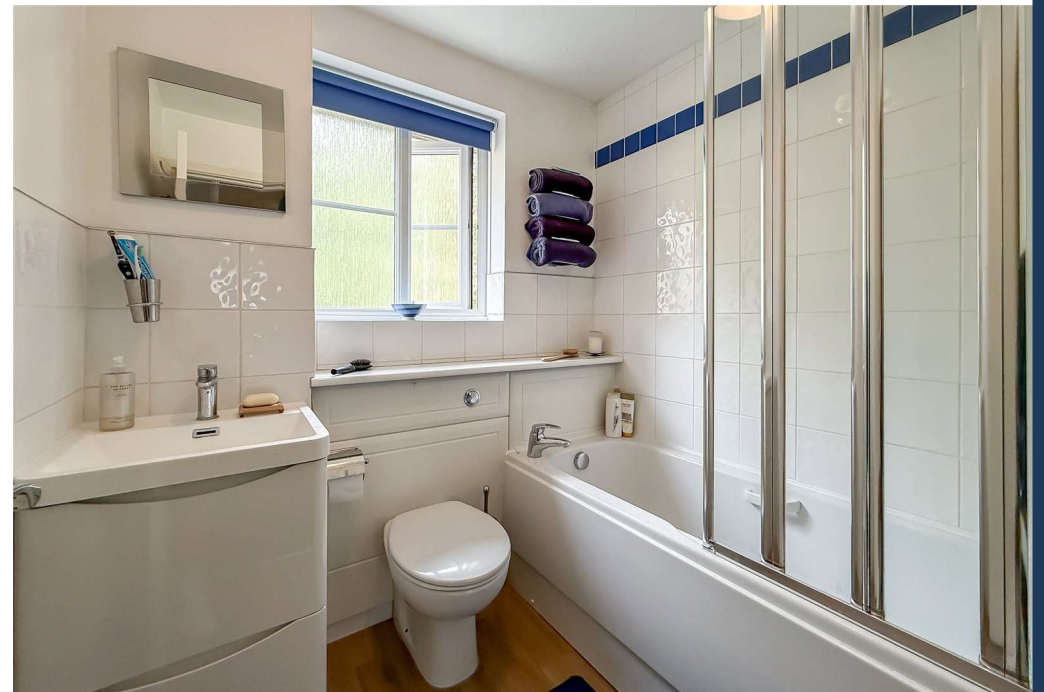
Outside, the enclosed rear garden has been designed with low maintenance in mind. Attractive paving, artificial lawn and established planting create a private space that's ideal for relaxing, dining outdoors or entertaining friends throughout the warmer months.

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





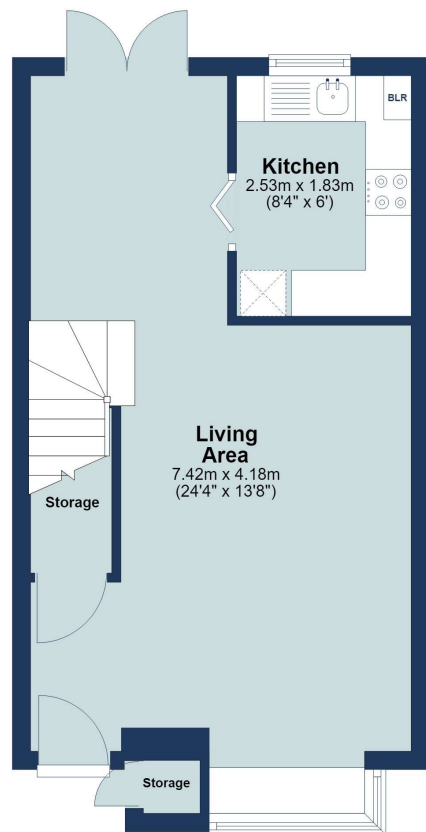






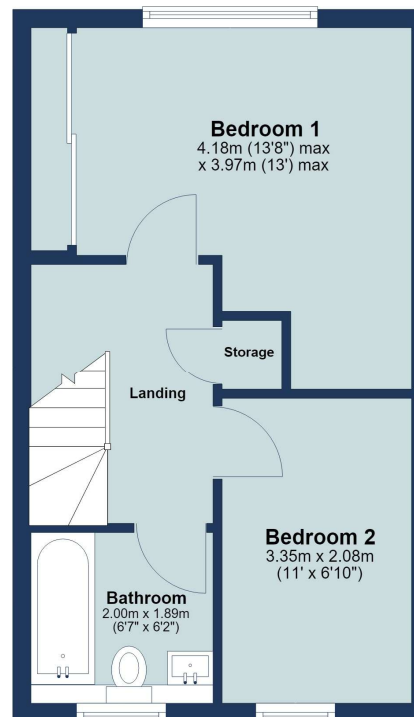
Ground Floor

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.

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