



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

Cavan Drive, St. Albans, AL3 6HR
Asking Price £675,000

A beautifully presented three-bedroom semi-detached family home, occupying a generous corner plot with wrap-around gardens, off-street parking, and stylish modern interiors throughout.

Offering excellent potential to extend (subject to the necessary planning consents), this superb home combines contemporary living with exciting scope for future enhancement, making it an ideal choice for growing families.

Positioned on a substantial corner plot, this spacious three bedroom semi-detached home offers well-proportioned accommodation, contemporary finishes, and excellent outside space, making it an ideal family home.

The accommodation begins with a welcoming entrance hall providing access to all principal rooms.

To the front of the property is a modern fitted kitchen, while the bright and spacious living room features useful built-in storage and flows seamlessly into the dining room, which can also be accessed directly from the entrance hall, creating a flexible layout for both family living and entertaining.

A convenient cloakroom completes the ground floor. Off the kitchen, a useful storage area leads through to a separate utility room, adding valuable practicality.

Upstairs, the first-floor landing provides access to three generously sized bedrooms and a stylish contemporary family bathroom.

Externally, the property enjoys beautifully maintained wrap-around gardens extending to three sides, offering plenty of outdoor space for families and entertaining. A private driveway provides off-street parking.

Cavan Drive is situated in a sought-after residential area of St Albans, ideally located close to the highly regarded St Albans Girls' School.

The property is within easy walking distance of Batchwood Golf Course and the open green spaces of Toulmin Drive, while a range of local shops and everyday amenities can be found nearby on High Oaks.

The city centre, mainline railway station, and excellent transport links are also within easy reach, making this an excellent location for commuters and families alike.

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



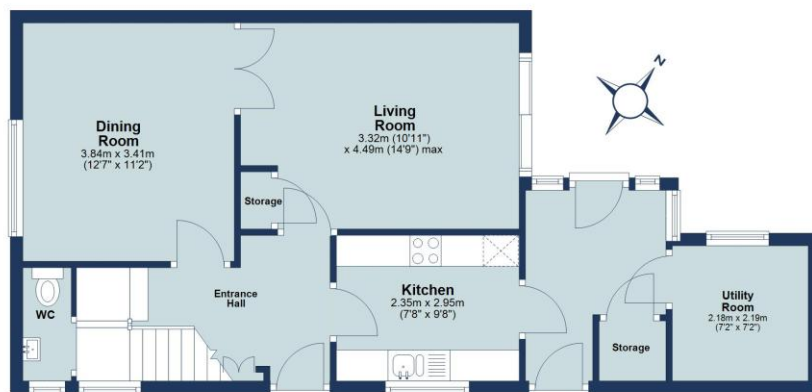






Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 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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