



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

Arthur Road, St. Albans, AL1 4SZ
Asking Price £535,000

Located in a popular cul-de-sac and offered for sale with NO UPPER CHAIN is this larger than average two double-bedroom home with an east-facing garden.

The property enjoys a spacious living room, kitchen/breakfast room that overlooks the garden and a well-proportioned first floor bathroom. Well-respected local schooling is nearby and there is an excellent choice of independent restaurants and coffee shops within walking distance. The mainline station is easily accessible.

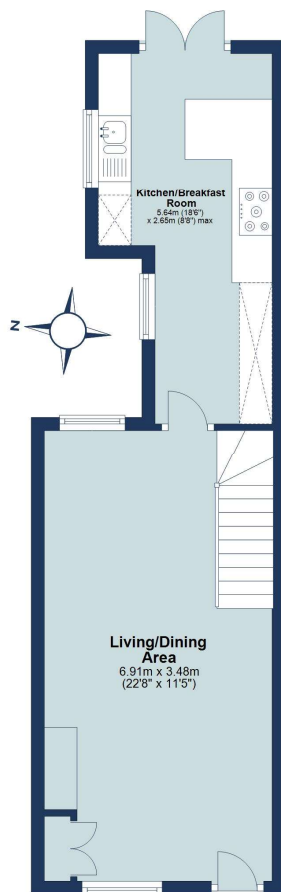
Tenure: Freehold
Council Tax Band: D
EPC Rating: D





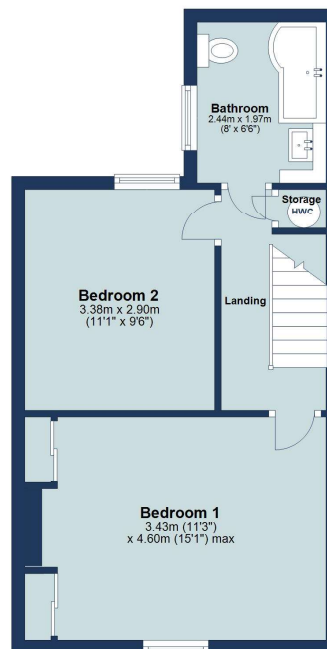
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 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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