


 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off-Street Parking

 EPC Band C

Freehold

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



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Leaf Way, St. Albans, AL1 2NE
Guide price of £500,000

Charming 2-bed semi-detached house in a peaceful cul-de-sac.

Description

Located in the desirable area of St Albans, this well-presented two-bedroom semi-detached house on Leaf Way offers stylish accommodation, ideal for first-time buyers, young families, or investors. The ground floor features a welcoming entrance hall leading to a contemporary kitchen with ample storage, and a convenient downstairs WC. The bright and spacious lounge/dining room at the rear is perfect for entertaining, with doors opening onto a low-maintenance garden. Upstairs, the property boasts two well-proportioned bedrooms, including a generous principal bedroom with built-in storage, complemented by a modern family bathroom. There's potential to extend into the loft space, subject to planning permissions. Externally, the property offers off-road parking for two vehicles, enhancing practicality for modern living. Ideally located close to local amenities, respected schools, and excellent transport links.

Location

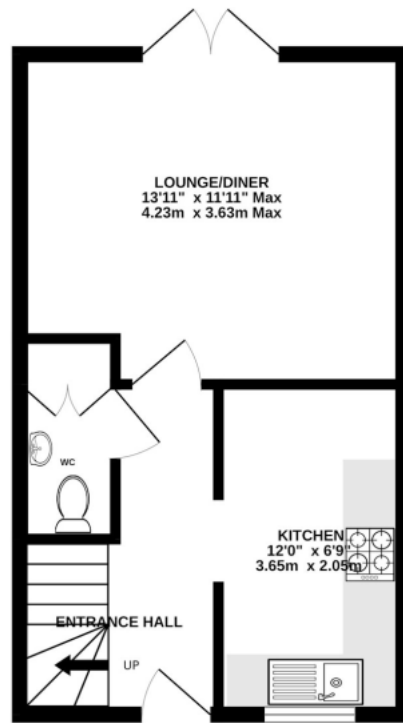
Tavistock Avenue is in a popular area south of St Albans, with local shops and schools nearby. The city centre's amenities are about a mile away, and both the Abbey and mainline stations are a short distance away.



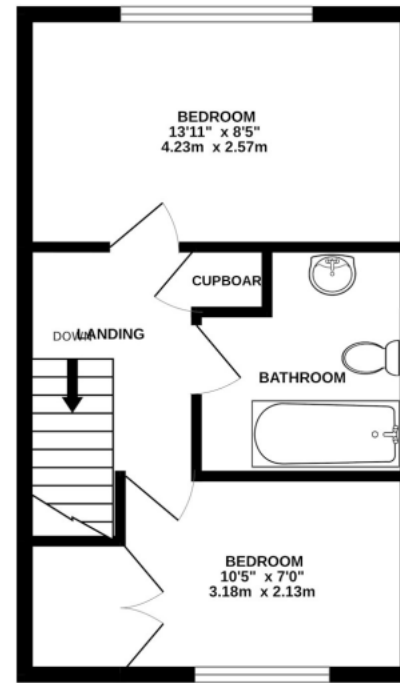
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GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.

TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.