


 2 Bedrooms

 1 Bathroom

 1 Reception

 West-Facing

 Off-Street Parking

 EPC Band C

Freehold

Council Tax Band:
D £2,257.13 (2025/2026)

Local Authority:
St Albans City & District Council



Immaculate 2-bed end-terrace in sought-after Highfield Park Development with landscaped West garden, 2 parking spaces, close to top schools, City centre & station.

Description

A pathway leads to the alluring front door and into the entrance lobby with a cloakroom and wc. The living room features a front aspect bay window and an under-stairs storage cupboard. The bright and airy kitchen has doors to the garden and windows overlooking it, with space for a dining table, fitted appliances, and storage cupboards. The first floor offers a spacious principal bedroom with front aspect windows and a built-in wardrobe. A generously sized second bedroom accommodates a double bed and wardrobe, serviced by a family bathroom with a bath and shower-over, wc, and hand-wash basin. A hatch provides loft access from the landing. The west-facing rear garden includes a patio, lawn, and flower beds with a wooden shed. The front offers two allocated parking spaces.

Location

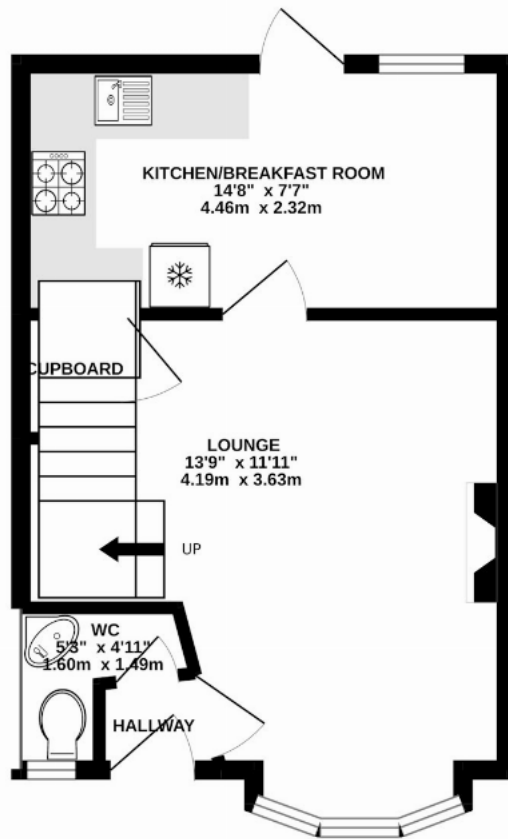
Cairns Close, on St Albans' East side, is ideal for families or those seeking tranquillity. Enjoy countryside walks, with easy access to the City centre, mainline station, Beaumont School, and major road networks.



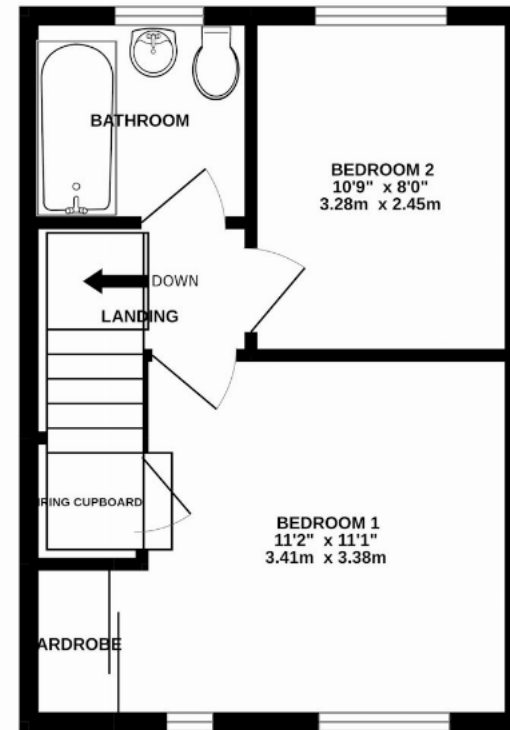
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
312 sq.ft. (28.9 sq.m.) approx.

TOTAL FLOOR AREA : 629 sq.ft. (58.5 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.