



Tavistock Close, St. Albans, AL1 2NS

welcome to

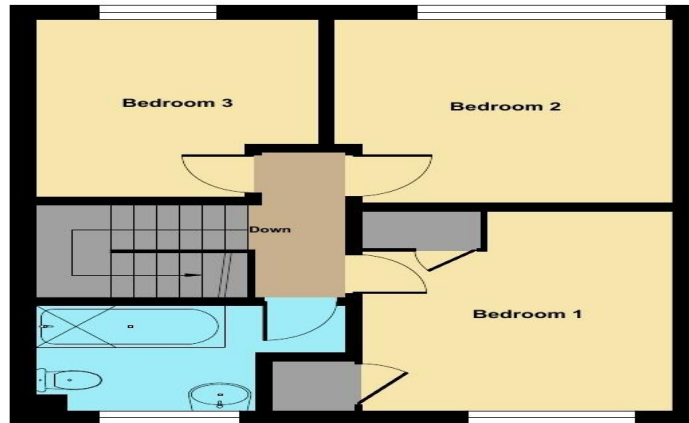
Tavistock Close, St. Albans

This well-presented three-bedroom family home offers a perfect blend of comfort, convenience and location. Situated in the sought-after cul-de-sac of Tavistock Close, this property is just a short distance from some of St Albans' most reputable schools.

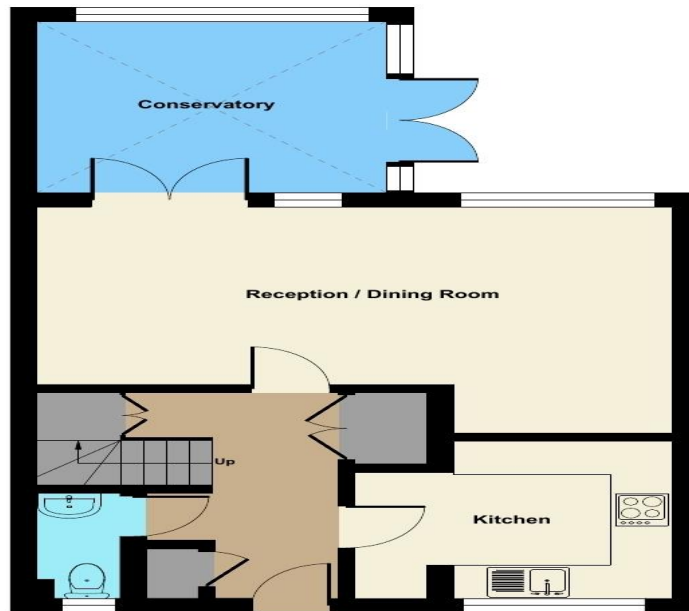


Tavistock Close, St. Albans, AL1

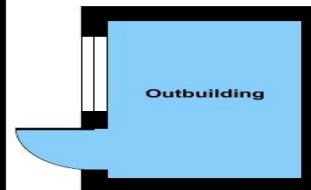
Approximate Area = 1045 sq ft / 97 sq m
 Outbuilding = 57 sq ft / 5.2 sq m
 Total = 1102 sq ft / 102.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Reception Room

19' 8" max x 13' 4" max (5.99m max x 4.06m max)

Kitchen

9' 8" max x 8' 6" max (2.95m max x 2.59m max)

Conservatory

11' x 10' 2" (3.35m x 3.10m)

W.C

Bedroom 1

12' 1" max x 9' 9" (3.68m max x 2.97m)

Bedroom 2

10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom 3

11' 1" max x 9' 3" max (3.38m max x 2.82m max)

Bathroom

9' 7" max x 6' 1" max (2.92m max x 1.85m max)

Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for William H Brown. REF: 1273457

welcome to

Tavistock Close, St. Albans

- 3 Double Bedroom Family Home
- Conservatory
- Close Proximity to Local Schools
- Landscaped South-Facing Garden
- 1.2 Miles from St Albans City Centre

Tenure: Freehold EPC Rating: Awaiting

£500,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
ALB105822 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk