



**Connells**

Howland Garth  
ST. ALBANS



### Property Description

The first floor features a porch, storage cupboard, a spacious hallway with doors that lead into both the living room & kitchen. The living room leads into the second reception room which then carries on into the kitchen. All three rooms are separated by glass bi folding doors which offers generous light. The kitchen has side access & doors leading into the garden.

sized double & the third bedroom is large enough for a small double bed. Both rooms look out on to the garden.

Externally the property is complemented by a generously sized rear garden with a patio area, laid to lawn grass and there is also a good-sized shed to the rear which has both electric and water. Whilst to the front of the house there is a driveway providing off street parking for two to three cars.



The second floor features a spacious landing with doors leading into each room. The large master bedroom looks out on to the greens opposing the property. The second bedroom is a good

Additionally, the loft has been part boarded & is where the boiler is located. The property has been re wired & re plumbed. It has also had a new boiler, kitchen, downstairs shower room & bathroom fitted within the last nine years.

Howland Garth is situated to the south of St Albans City Centre. The property provides excellent access to the motorway networks, amenities, and local schooling, with the vibrant city centre just a short drive away.

### Entrance Hall

16' 7" x 5' 6" ( 5.05m x 1.68m )  
under stairs storage

### Cloakroom

8' 5" x 2' 6" ( 2.57m x 0.76m )  
Shower Room

### Lounge

11' 8" x 10' 7" ( 3.56m x 3.23m )  
Bifold doors onto diner

### Dining Room

8' 9" x 8' 3" ( 2.67m x 2.51m )  
Bifold onto Kitchen/living room

### Study

8' 6" x 4' 6" ( 2.59m x 1.37m )

### Kitchen

14' 3" x 13' 2" ( 4.34m x 4.01m )  
Extended 5x5, outlook onto garden. 2  
Skylights

### Landing

6' 9" x 5' 6" ( 2.06m x 1.68m )  
Access to all - part boarded loft (and boiler)

### Bedroom One

12' 3" x 11' 5" ( 3.73m x 3.48m )  
Spacious double, looking out on to green

### Bedroom Two

13' 2" x 8' 4" ( 4.01m x 2.54m )

### Bedroom Three

9' 4" x 7' 8" ( 2.84m x 2.34m )  
Small double looks out to front, overlooking  
green

### Bathroom

7' 5" x 5' 4" ( 2.26m x 1.63m )  
3 piece suite









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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