





An IMPOSING and well-presented FIVE BEDROOM 1930's built DETACHED FAMILY HOME is situated on one of ST.ALBANS' FINEST ROADS close to excellent local schools. It is within walking distance to the mainline railway station and the vibrant city centre.

Asking Price: £2,000,000

The property benefits from approximately 2700 square feet of accommodation arranged over two levels comprising an entrance porch, entrance hall, bay fronted dining room, sitting room, family room, and kitchen/breakfast room. The ground floor also benefits from an annex comprising a bedroom/study, utility room, shower room and access to an integral garage. On the first floor there are five bedrooms, family bathroom and additional shower room. Externally, the driveway provides off road parking with side access to a substantial south facing rear garden. In our opinion, this substantial family home offers further potential subject to obtaining the necessary planning consents.

EPC Rating: TBC
Council Tax Band: G





Entrance Hall

Dining Room 5.47m x 4.29m (17'11" x 14'1").

Sitting Room 5.38m x 4.29m (17'8" x 14'1").

Reception Room 5.37m x 2.74m (17'7" x 9').

Kitchen/Diner 5.32m x 5.71m (17'5" x 18'9").

Conservatory 3.71m x 4.17m (12'2" x 13'8").

Study 3.15m x 3.26m (10'4" x 10'8").

Utility Room 3.06m x 1.65m (10' x 5'5").

Shower Room 2.55m x 1.65m (8'4" x 5'5").

Bedroom 1 5.16m x 4.29m (16'11" x 14'1").

Bedroom 2 5.02m x 4.29m (16'6" x 14'1").

Bathroom 2.17m x 2.83m (7'1" x 9'3").

Bedroom 3 5.32m x 3.02m (17'5" x 9'11").

Bedroom 4 3.83m x 2.72m (12'7" x 8'11").

Bedroom 5 3.01m x 2.71m (9'11" x 8'11").

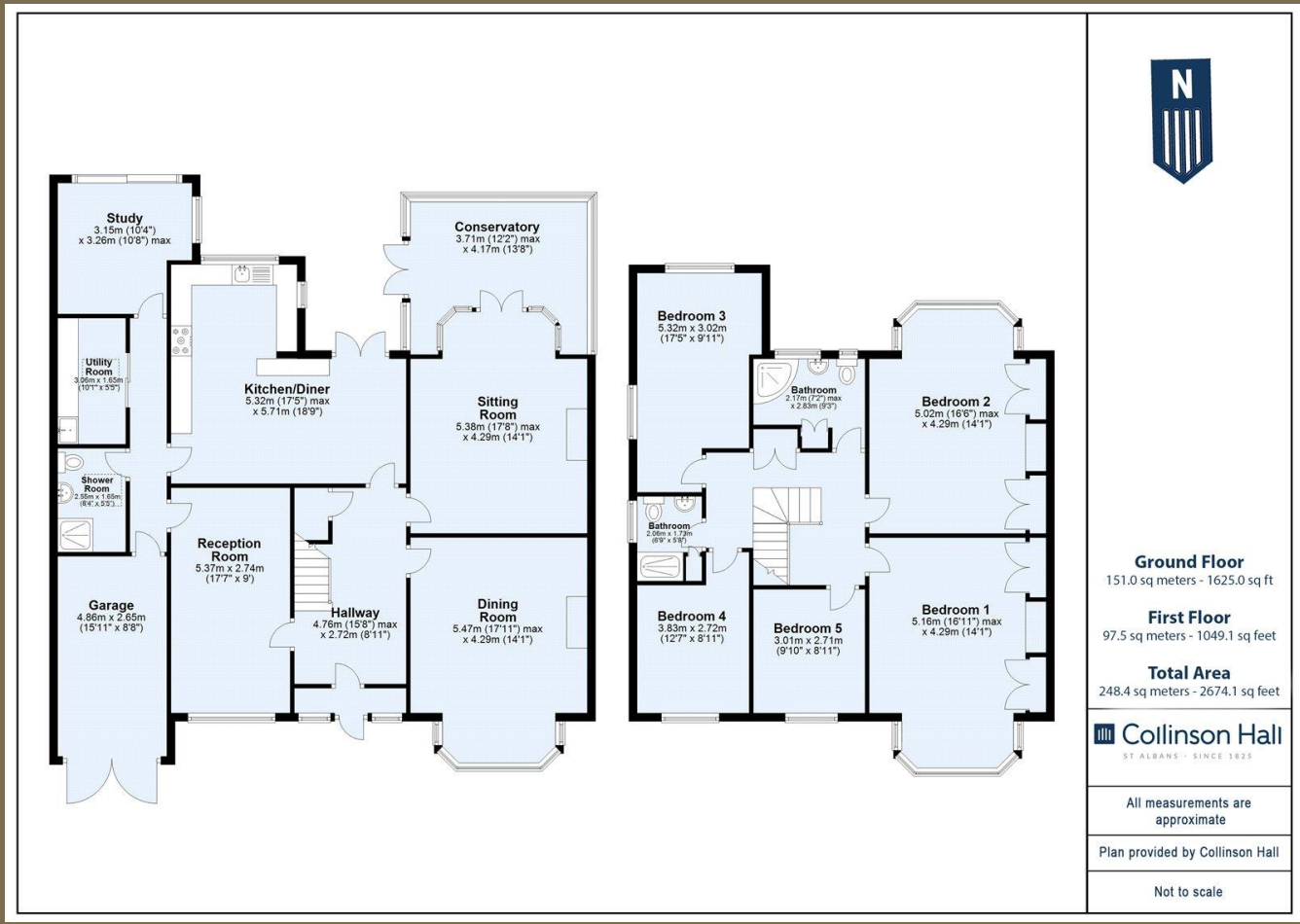
Bathroom 2.06m x 1.73m (6'9" x 5'8").

Garden

Garage 4.86m x 2.65m (15'11" x 8'8").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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