





Offered for sale with NO UPPER CHAIN is this spacious FOUR BEDROOM DETACHED FAMILY HOME occupying a generous SOUTHERLY FACING PLOT and situated on one of St Albans finest Roads close to the vibrant city centre and walking distance to the mainline railway station.

Asking Price: £1,250,000

The accommodation is arranged over two levels and comprises an entrance hall, cloakroom, spacious sitting room, dining room, family room and a well-appointed kitchen. On the first floor the principle bedroom is served by an ensuite shower room, there are three further bedrooms, family bathroom and a useful loft space. Externally, the driveway provides off road parking for several cars, leading to a useful garage and a well maintained walled garden. In our opinion, this excellent property offers a wonderful opportunity for a buyer to extend and refurbish to their own specification to create a dream family home in an outstanding location.





Entrance Hall

Lounge 6.42m x 4.09m (21'1" x 13'5").

Kitchen 3.20m x 2.69m (10'6" x 8'10").

Reception Room 3.20m x 2.67m (10'6" x 8'9").

Dining Room 3.72m x 3.19m (12'2" x 10'6").

Cloakroom

Utility Room 3.66m x 2.54m (12' x 8'4").

Garage 2.53m x 4.92m (8'4" x 16'2").

Bedroom 1 3.18m x 5.45m (10'5" x 17'11").

Ensuite Shower Room

Bedroom 2 3.16m x 4.11m (10'4" x 13'6").

Bedroom 3 2.73m x 3.10m (8'11" x 10'2").

Bedroom 4 2.32m x 2.52m (7'7" x 8'3").

Bathroom 2.30m x 1.80m (7'7" x 5'11").

Garage 5.37m x 2.54m (17'7" x 8'4").

Garden







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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