

FOR SALE



**3 Bedroom Semi-Detached House, Gurney Court Road, St Albans
£1,125,000**

MARTIN&CO



Gurney Court Road, St Albans

3 Bedrooms, 1 Bathroom

Asking Price Of £1,125,000

- Semi-Detached Family Home
- Lovely Rear Garden
- Driveway with parking for two cars
- Garden Workshop
- Oak flooring to the Ground Floor
- Solar Panels
- Excellent Storage Throughout
- Downstairs WC
- Council Tax Band F

Martin & Co are delighted to present this 3 bedroomed semi-detached property in one of the most sought-after roads in St Albans. Within easy reach of both St Albans City Station and the bustling City Centre with an excellent choice of shops and restaurants, this property also benefits from easy access to a range of highly regarded schools.

A well-proportioned family home which currently offers spacious accommodation set over two floors but also has potential for further extension (subject to necessary consents)

To the ground floor is a bright hallway with staircase to first floor and doors leading to both living room and kitchen. The hall benefits from a range of bespoke fitted cupboards.

The living/dining room is open plan with a bay window to the front and also incorporates a small sun room with double doors to the back garden.



The well-equipped kitchen also leads to the garden at the back and provides access to the handy utility room, downstairs cloakroom, home office and storage room (suitable for storing bikes etc).

The first floor has two good sized double bedrooms one with a range of fitted wardrobes plus a third single bedroom again with a fitted cupboard.

The bathroom is of a good size and has a free-standing bath as well as a large walk-in shower.

The property is an attractive 1930's semi which is rendered in white with a block paved driveway providing parking for two cars.

The rear garden has been professionally landscaped to include an attractive patio with steps leading to a large lawned area surrounded by mature shrubs.

Towards the bottom of the garden is a large well insulated workshop equipped with heating and wi-fi which could easily be converted into a home office.



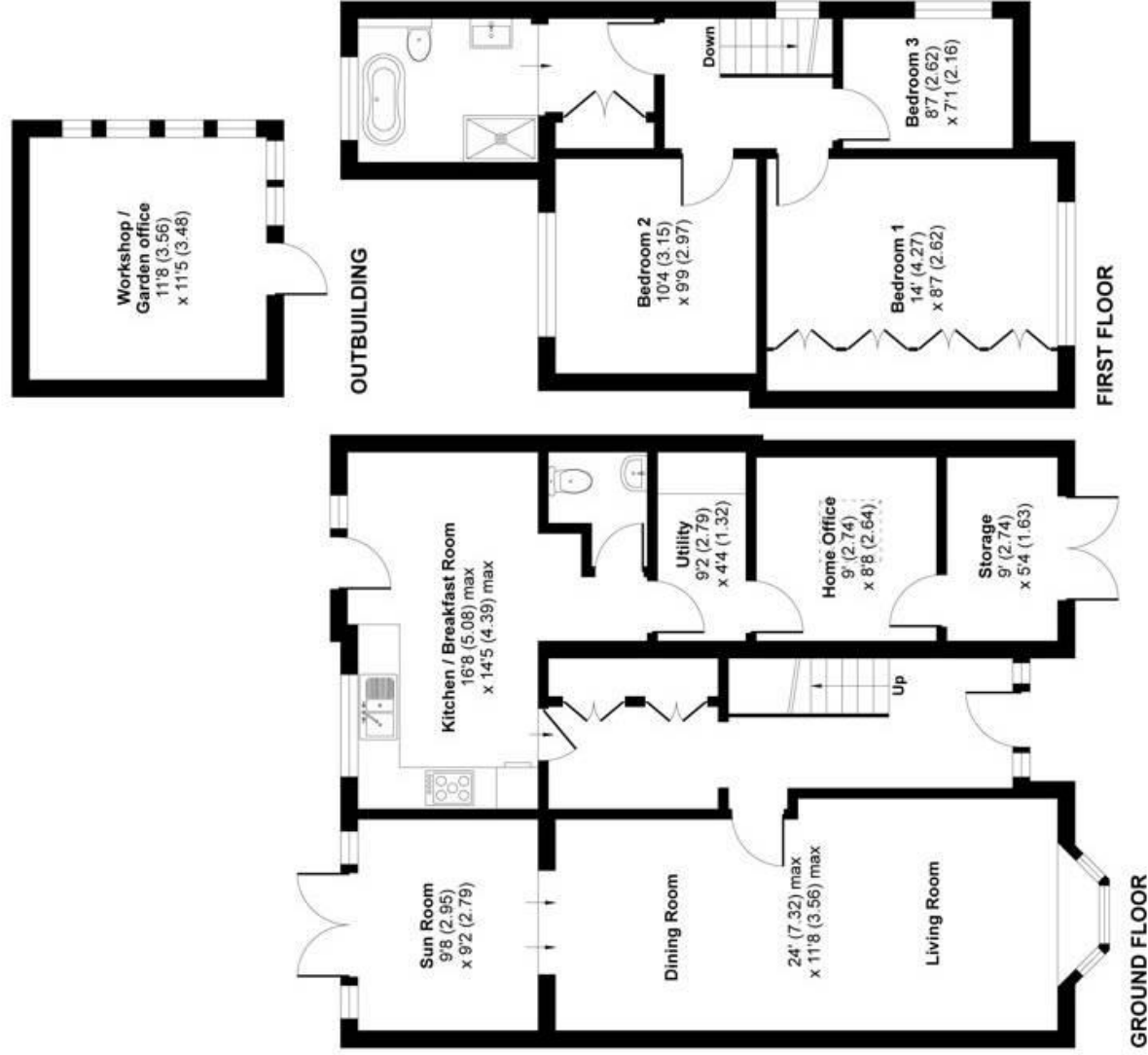


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gurney Court Road, St. Albans, AL1

Approximate Area = 1397 sq ft / 129.7 sq m
Outbuilding = 133 sq ft / 12.4 sq m
Total = 1530 sq ft / 142.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2023.
Produced for Martin & Co. REF: 1008281



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