

FOR SALE



**Old London Road, St Albans
Semi-Detached 3 Bedroom House £975,000**

MARTIN&CO



Old London Road, St Albans

3 Bedroom, 2 Bathroom

£975,000

- High quality fixtures and fittings
- 10 minute walk to Train Station
- 5 minute walk to vibrant City Centre
- Off Street parking
- South facing sunny garden
- Garden Room
- Boiling Water Tap
- No Upper Chain
- Council Tax Band E

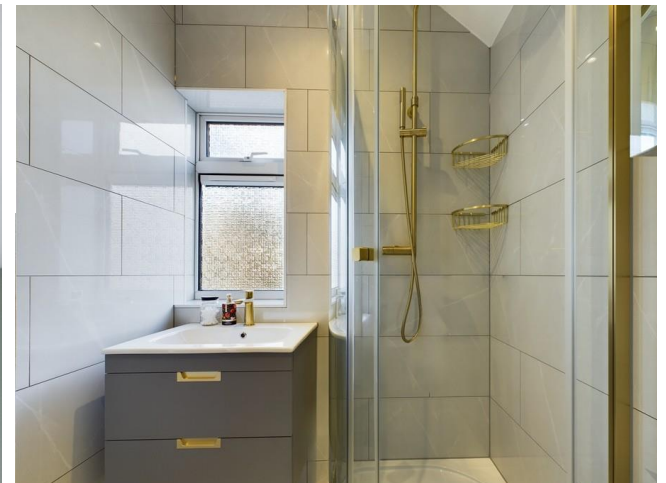


Martin & Co St Albans are delighted to present this beautiful 3 bedroom semi-detached family home in a very desirable location close to both the City Centre and both stations, with no upward chain.

The front drive offers parking for one car with additional permits available for on street parking. The large entrance porch is perfect for storing prams, pushchairs and bikes, as well as the usual coats and shoes.

The open plan dining and living area features shutters on the front bay window, hand made built in wall cupboards and an attractive new cast iron fire place. The kitchen has been recently re-fitted with high quality units, underfloor heating and a gas hob with integrated extractor as well as an instant boiling water tap.

The utility room is very well fitted out with storage units and drying racks. There is also a downstairs toilet leading from the utility room. The first floor has a large master bedroom with a range of quality fully fitted wardrobes as well as a large en-suite bathroom with a bath and shower over. The second double bedroom also has a built-in cupboard and the third single room would make an ideal child's bedroom or home office space. There is also a newly fitted shower room leading from the landing. Outside the attractive garden is south facing with a large patio and lawned area. There is also an impressive newly built heated garden room with a separate toilet and storage space. This property needs to be viewed to appreciate the attention to detail that has been afforded to it by the current owners in their renovation of this family home.



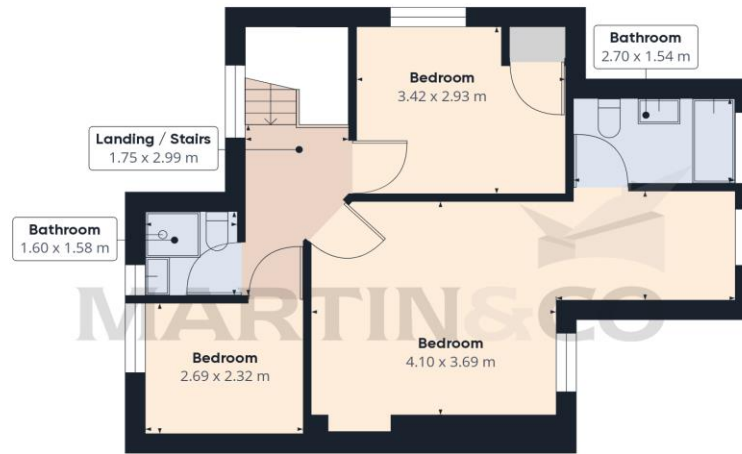


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
124.08 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.