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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



St. Albans

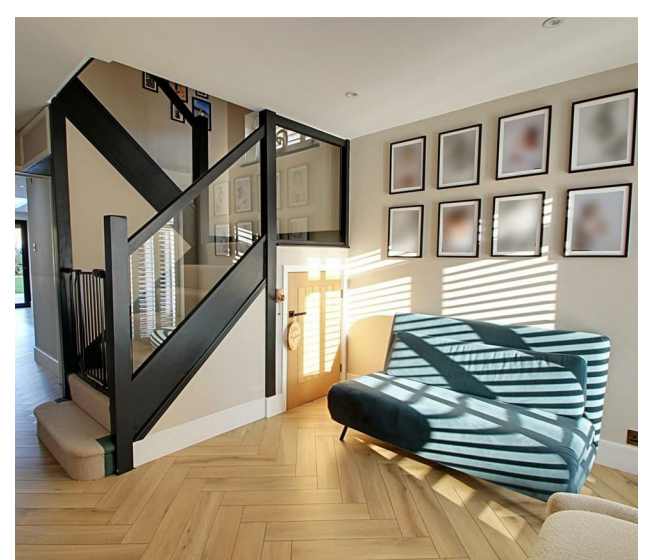
ASKING PRICE £700,000

# St. Albans

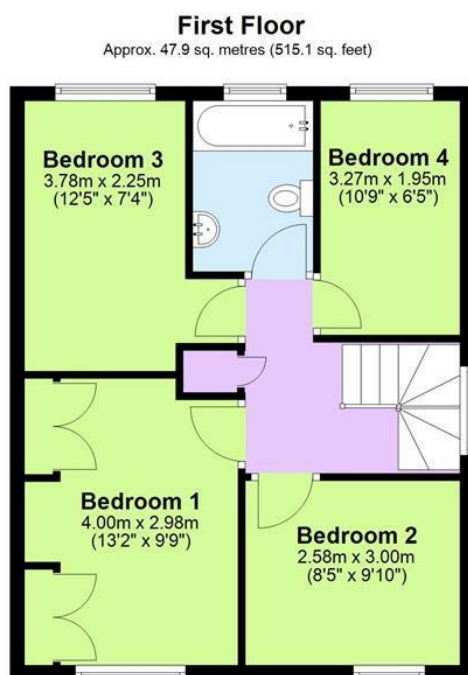
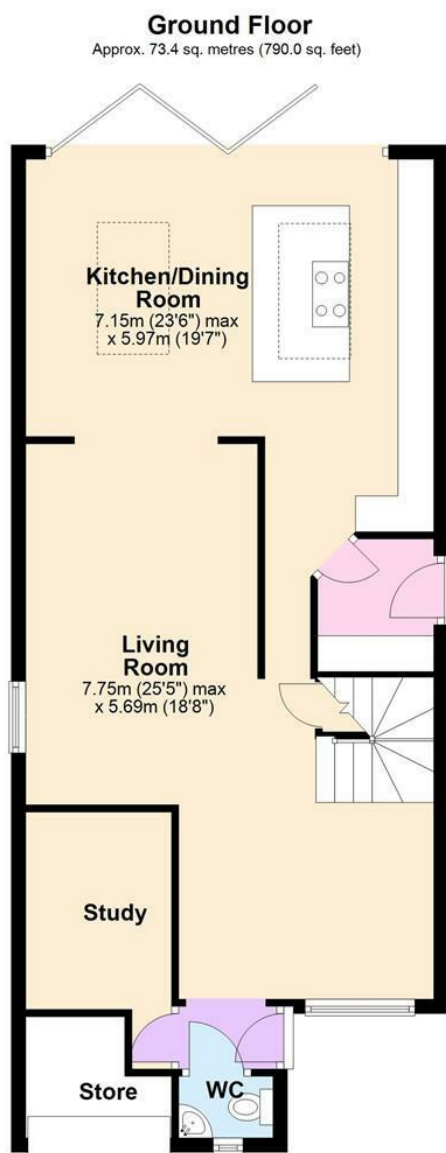
ASKING PRICE

£700,000

Having been extended and refurbished to an exceptionally high standard to now offer a stunning open plan kitchen/dining room with separate utility, living room, sitting room, home office and cloakroom to the ground floor with 4 bedrooms and bathroom to the first floor. Driveway and private garden. EARLY ENQUIRIES ESSENTIAL

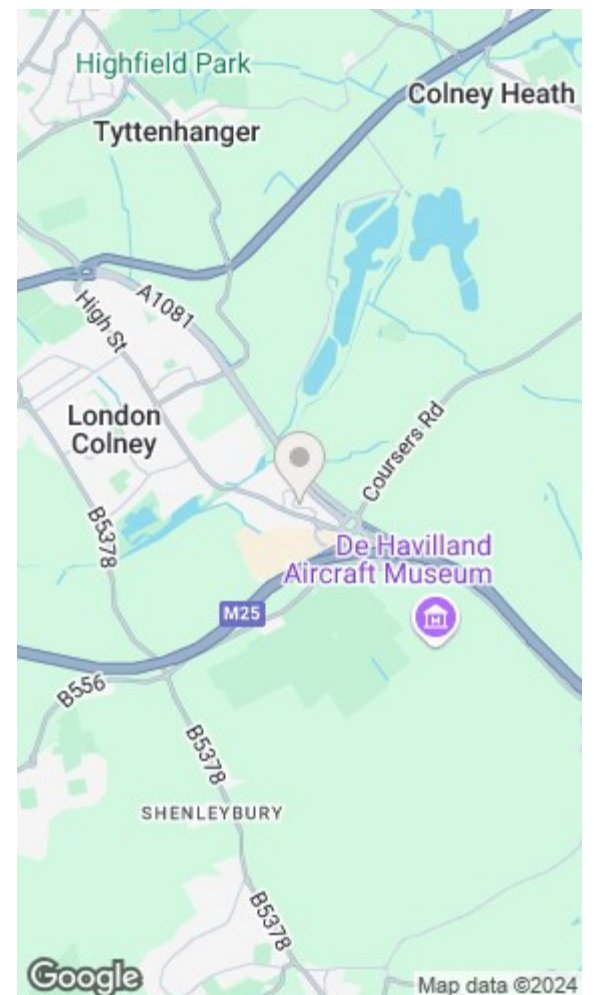


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Total area: approx. 121.2 sq. metres (1305.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	62	A	G

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





A wonderful family home in a peaceful location offering excellent accommodation.



#### Ground Floor

The front door opens to the entrance hall where there is a ground floor cloakroom to one side and an opening to a lovely sitting room area with window to the front. From here stairs rise to the first floor with one full height downstairs cloaks cupboard and a second lower level storage space. The living room is positioned in the centre of the property and flows neatly through to the stunning open plan kitchen/dining room which has bi-folding doors opening to the rear garden, two large roof lanterns and a central island breakfast bar area. The kitchen space is fitted with a range of base and eye level units and incorporates a number of integrated appliances. From here a door opens to a useful utility room. The rear section of the garage has been converted into a home office and is where the gas boiler and fuse boxes are well located.

#### First Floor

The landing area has doors opening to all four well proportioned bedrooms including the principal bedroom which is fitted with a range of wardrobes and cupboards. The luxuriously appointed family bathroom has been fitted with a white three piece suite to include a panelled bath with shower unit and screen over. There is feature tiling to splash sensitive areas and venetian plastering to the walls.

#### Outside

To the front of the property is a block paved driveway providing parking for two cars and leading to the garage space which has an electrically operated roller security door. A pedestrian gate to the side gives access to the rear garden which is of good proportions, Westerly facing and mainly laid to lawn with an extensive patio area laid to sandstones. The garden is fully enclosed by fencing.

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#### The Location

The property is conveniently located on the outskirts of St. Albans and has excellent communications by both road and rail. There is good access to central London and the City by trains from either St Albans to St Pancras on to the City (19 mins), Gatwick and beyond, or from Potters Bar to Kings Cross. There are good local facilities and St Albans City Centre has numerous amenities including shopping, restaurants and leisure facilities activities. Educational facilities include excellent state and private schools nearby.

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
  3. Passport photo ID for ALL connected purchasers.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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