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SUTTON ROAD  
ST. ALBANS  
AL1 5JQ

Price Guide £600,000

EPC Rating: D Council Tax Band:



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

This three bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike with potential to extend to the rear and create additional accommodation by converting the loft s.t.p. The property boasts a spacious layout, perfect for modern living and is offered with no upper chain, ensuring a smooth transition for the new owners. The property features a double garage to the rear providing ample space for vehicles or additional storage, a rare find in this sought-after area. Located in Fleetville, you will benefit from a vibrant community with excellent local amenities, including Morrisons supermarket, local shops, schools, and parks, all within easy reach. St. Albans city centre is also nearby, providing a wider range of shopping and dining options, as well as excellent transport links to London and beyond.



## Specialists in Bespoke Properties

- Semi Detached Home
- Double Garage
- EPC Rating D
- Convenient Location
- Three Bedrooms
- No Upper Chain
- Council Tax D £2,199
- Scope To Extend

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

