



## 49 Whitecroft, St. Albans, Hertfordshire AL1 1UR

Asking price £395,000

Situated within a popular and quiet residential area is this TWO bedroom terraced house. It benefits from a kitchen with a separate dining room with the potential to convert into a large kitchen breakfast room, large lounge, family bathroom, good sized rear garden with rear access to the garage. Walking distance to local amenities and catchment area to highly regarded schools. Offered Chain Free.

Whitecroft estate in St Albans is conveniently located for access to good local schools, amenities, and excellent motorway links.

### Accommodation Comprises Of

Obscured double glazed window panel to front. Door to front. Entrance to.

### Entrance Porch

Ceiling light point. Smoke alarm. Radiator. Large storage cupboard. Wood effect flooring. Entrance to.

### Lounge

14'1" x 12'4" (4.31 x 3.78)



Double glazed window to front. Ceiling light point. Coved ceiling. Television point. Telephone point. Power points. Radiator. Wood effect flooring.

### Kitchen

13'4" x 5'8" (4.08 x 1.75)



Double glazed window to rear. Ceiling light point. Range of fitted wall and base units. One and a half sink unit with mixer taps. Four ring electric hob with built in oven and extractor fan. Space for dishwasher. Space for Fridge/Freezer. Space for washing machine. Fully tiled walls. Power points. Tiled flooring.

### Dining Room

10'7" x 8'0" (3.25 x 2.44)



Double glazed French doors to rear. Ceiling light point. Coved ceiling. Power points. Radiator. Understairs storage cupboard. Wood effect flooring.

### Stairs To First Floor

### Landing

Access to loft. Coved ceiling. Power point. Fitted carpet. Doors to.

### Master Bedroom

14'1" x 12'4" (4.31 x 3.77)



Double glazed window to front. Ceiling light point. Coved ceiling. Telephone point. Power points. Radiator. Storage cupboard housing combi boiler. Fitted carpet.

### Bedroom Two

9'8" x 7'11" (2.95 x 2.42)



Double glazed window to rear. Ceiling light point. Coved ceiling. Power points. Radiator. Fitted carpet.

### Bathroom



Obscured double glazed window to rear. Three inset ceiling spotlights. Panel enclosed bath with mixer taps and shower above. Vanity unit with inset wash hand basin and built in storage below. Low level WC. Fully tiled walls. Chrome heated towel rail. Tiled flooring.

### Exterior



### Rear Garden



Mainly timber decking. Range of plants and shrubs. Gated access to rear. Access to garage.



### Garage

12'1" x 8'3" (3.70 x 2.53)



Providing off street parking for one car. Power and light points. Up and over door to.

### St Albans Location

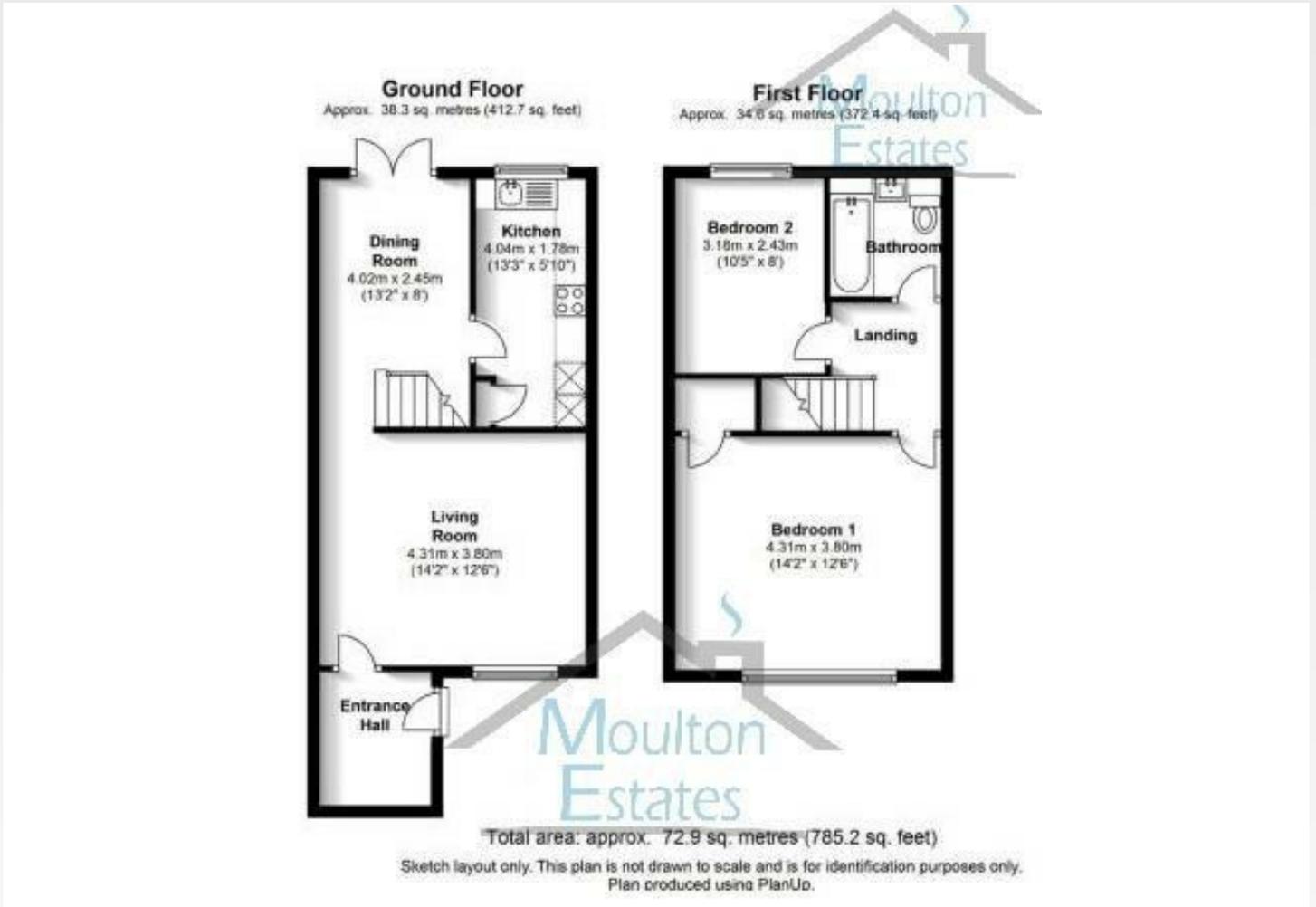
Situated in the historical city of St Albans with a comprehensive range of restaurants, leisure facilities, and shopping. The city benefits from a weekly farmers market and an abundance of regular events and festivals.

There are excellent schools (both state and private) within St Albans and the surrounding areas. For commuters, there is a fast train link to London St Pancras International (less than 20 minutes direct) with interconnecting Eurostar service (direct to Paris & Brussels) and Kings Cross. Very close to the M25 (junction 21A) with easy connections to both the A1(m) and M1 motorways as well as the A414.

The surrounding countryside has an abundance of leisure activities including riding, cycling, walking, golf courses, many areas of historical interest, and leisure centres.

### Parking

Additional parking space in front of garage. On street parking available on a first come first served basis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			93
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**IMPORTANT INFORMATION:** For clarification, we wish to inform the prospective tenant/purchaser that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The content of this publication is copyright of Let Me Ltd™ trading as Moulton Estates and Let Me Properties, 2017. Let Me™ Ltd Registered in England and Wales No. 06620607.