



9 Boleyn Drive, St. Albans, Hertfordshire AL1 2BP

Asking price £545,000

A refurbished mid-terrace freehold house located within easy walking distance of the City centre, Abbey Station & Mainline Station. The property benefits include a relatively large front room, open-plan kitchen/dining room, 3 bedrooms, driveway parking, and a large rear garden. The property is Chain Free and has previously been let for £1,350 per month (would likely achieve £1395 when let again).

Driveway



Private driveway with space for two small cars or one large car.

Entrance Hall

Entrance hall with wooden flooring and doors leading to kitchen/diner and front room. Stairs to 1st floor with understairs storage cupboard.

Front Room

11'9" x 9'10" (3.6 x 3)



Large front room with bay window to driveway. Feature fireplace with wooden flooring throughout.

Kitchen/Dining Room

14'1" x 10'9" (4.3 x 3.3)



Large open-plan kitchen/dining room with door to the garden. Modern kitchen with integrated electric oven, gas hob, and space for washing machine (the seller may be willing to include with sale). Wooden flooring throughout.

Stairs to first floor and landing

Master Bedroom

13'1" x 8'2" (4 x 2.5)



Master double bedroom with window overlooking the front driveway.

Bedroom 2

9'10" x 8'10" (3 x 2.7)



Double bedroom with windows overlooking the rear garden.

Bedroom 3

8'6" x 7'2" (2.6 x 2.2)



Single bedroom with window overlooking the front driveway.

Family bathroom



Modern family bathroom with matching three-piece suite. Shower over bath, hand basin, and toilet. Window overlooking the rear garden.

Rear Garden

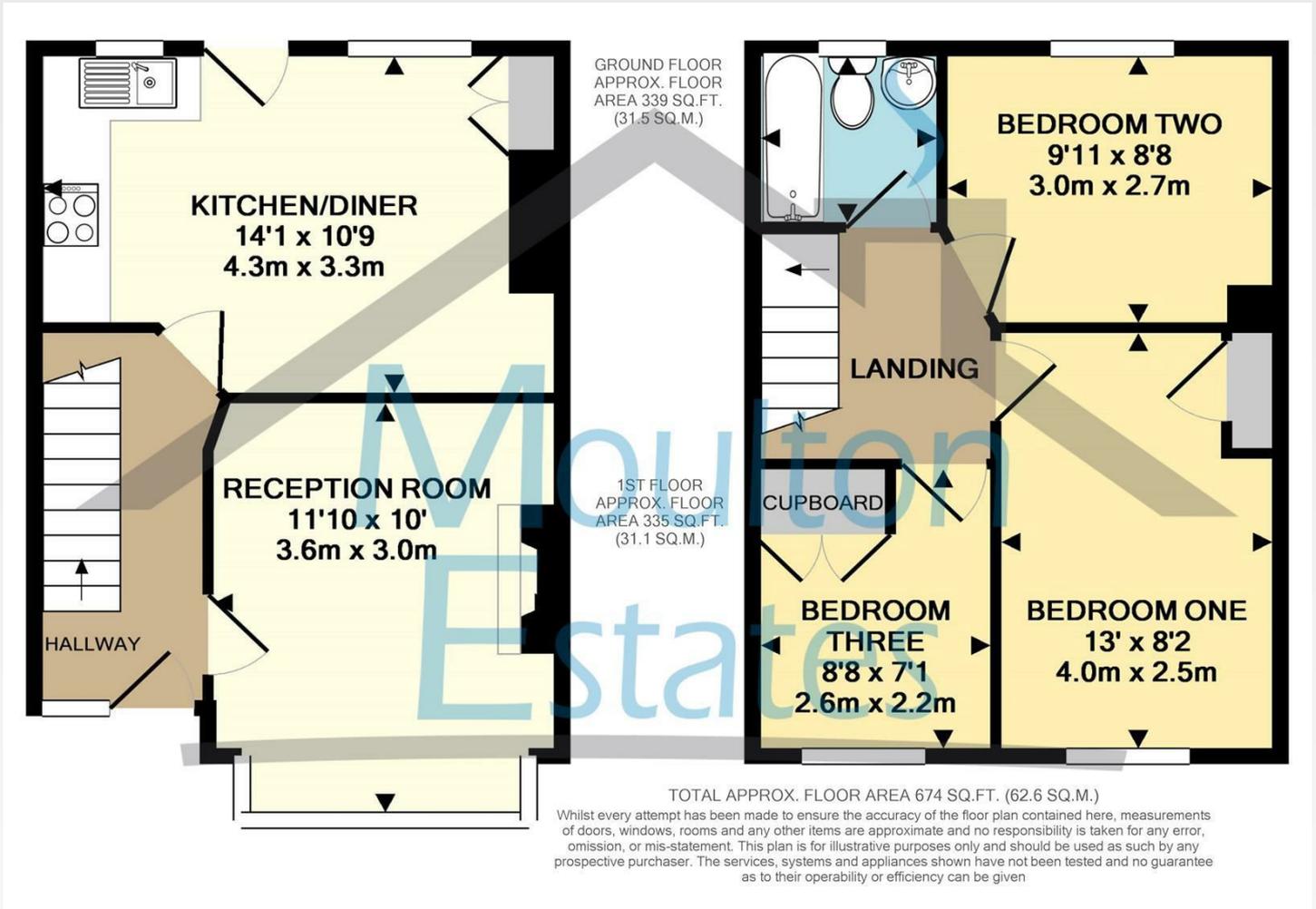


Rear garden with garden shed and gate to rear access.

St Albans Area



St. Albans is a city in the commuter belt north of London, England. Its vast centuries-old cathedral features medieval wall paintings. Nearby, Verulamium Park has ornamental lakes and the remains of the city's ancient Roman wall. Also here is the Verulamium Museum, displaying artefacts from the city's Roman past, including mosaics and the Sandridge Hoard of gold coins. A 2nd-century Roman theatre stands nearby.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.