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## **Old Harpenden Road, St. Albans**

**DEVELOPMENT OPPORTUNITY:** A detached 1930's house needing modernisation, but with considerable potential to create the large, modern, family home of your dreams (STPP). No Chain.

**£900,000**

01992 **87 85 80**

## Overall Description

This detached 1930's house sits in a large plot in a pleasant residential location towards the edge of the city. The property is in need of modernisation, but has potential for extension to the side, rear and into the loft as others have in the vicinity, subject of course to planning consent. As such, it offers buyers a rare opportunity to create their dream family home, to their exact needs and tastes, in an excellent location for bringing up young children and teenagers. Currently the property has three bedrooms and a bathroom upstairs, with an entrance hall, two receptions, kitchen, utility, shower room and separate cloakroom on the ground floor. There is a large front garden with private driveway leading to the garage. The back garden is c.160 feet long with central lawn, flowerbeds, mature shrubs and trees. If you are looking for an excellent project, in a great location, with obvious potential to create the family home of your dreams then please book in for the Open Day viewing on Saturday the 21st of March from 10am to 11am. The property is being sold with no chain and probate has been granted.

## Location

This property sits in a slightly elevated position, down a quiet side road, towards the northern edge of the sought after city of St Albans. The house is in a very good location for young families, being only a short walk from well regarded junior schools, such as the Gardenfields JMI and Bernards Heath Junior School, as well as secondary schools such as the Batchwood School and St Albans Girls School. There are good local shops including a Tesco Express and Morrisons a short drive away. St Albans has excellent rail links to London with two stations, St Albans City station (with its regular fast trains to Kings Cross/St Pancras plus Thameslink to Gatwick) and St Albans Abbey station going to London via Watford. There is also a wide variety of pubs and restaurants in the bustling city centre along with Verulam Park, by the Abbey, with its wide open spaces, lakes and sports grounds. Being close to the edge of town the house is also close to local sports facilities and public footpaths across open countryside for walking and bike riding. The A1, M1 and M25 are also just a short drive away, making St Albans a very popular commuter town. It is easy to see why this historic and attractive cathedral city is such a desirable place to live for active families.

## Accommodation

From the driveway a path leads to the part-glazed front door into the:

### Front Porch 7'3 x 2'6 (2.21m x 0.76m)

Windows to each side. Original door with stained glass inset to:

### Entrance Hall 14'5 x 7'2 (4.39m x 2.18m)

Two stained glass windows to the side. Picture rail. Stairs to first floor with under-stairs cupboard. Radiator.

### Sitting Room 15'10 into bay x 12'5 (4.83m into bay x 3.78m)

Bay window to front. Original fireplace with wooden mantel and tiled surround. Picture rail. Radiator.

### Dining Room 13'11 x 12' (4.24m x 3.66m)

Two full height windows with shutters to rear. Fireplace with wooden mantel, tiled surround and gas fire. Picture rail. Glazed door to garden. Radiator.

### Utility Room 10'1 x 7'7 (3.07m x 2.31m)

Window to side. Gas-fired boiler. Tiled floor. Glazed door to side.

### Downstairs Cloakroom 5'3 x 2'11 (1.60m x 0.89m)

Low-level wc. Wash-hand basin. Tiled floor. Radiator.

### Kitchen 6'7 x 5' (2.01m x 1.52m)

Window to rear overlooking the garden. Kitchen units with work-tops and stainless steel sink unit. Space for gas oven. Tiled floor.

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**Shower Room 6'2 x 4'2 (1.88m x 1.27m)**

Frosted window to rear. Shower cubicle with tiled surround. Wash-hand basin. Tiled floor. Radiator.

**First Floor 9'10 x 7'9 (3.00m x 2.36m)**

From the hall stairs lead up to the landing. Picture rail. Loft hatch.

**Bedroom One 15'9 into bay x 12'5 (4.80m into bay x 3.78m)**

Bay window to front. Picture rail.

**Bedroom Two 13'11 x 12' (4.24m x 3.66m)**

Window to rear with shutters. Picture rail.

**Bedroom Three 9'4 x 7'3 (2.84m x 2.21m)**

Window to front. Picture rail.

**Bathroom 7'8 x 7'4 (2.34m x 2.24m)**

Frosted window to rear. Panel bath with shower attachment and tiled surround. Low-level wc. Wash-hand basin. Airing cupboard with factory-lagged hot water tank.

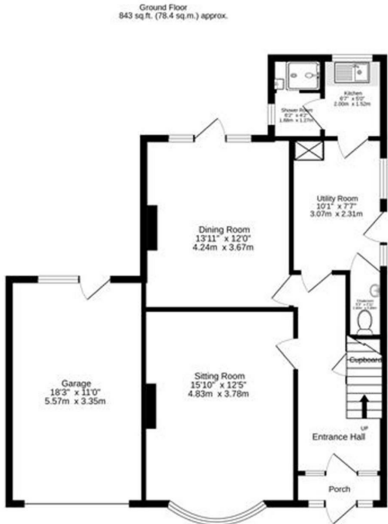
**Outside**

The property has a large front garden with lawn and driveway with space for three cars leading up to the GARAGE: 18'3 x 11 with garage door to front and door to garden at the rear. The back garden is c.160 feet long with central lawn, flowerbeds, mature shrubs and trees.

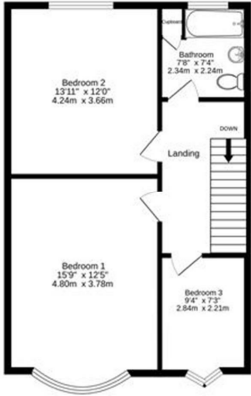
**Services & Other Info.**

Mains gas, electricity, water and drainage. Gas central-heating downstairs. Double-glazed windows. Council Tax Band: F.

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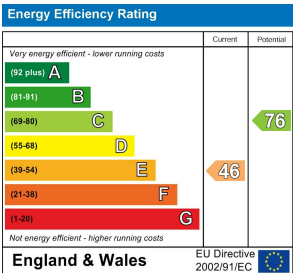
1st Floor  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

