



17 Azalea Close, Napsbury Park Herts AL2 1UA Guide Price £752,500

An immaculately presented THREE DOUBLE BEDROOM END OF TERRACE FAMILY HOUSE, set in the prestigious Napsbury Park, with its nature walks and woodland park.

Azalea Close is a GATED close within the development, offering privacy and security along with numerous guest parking spaces. Set over three floors (1851 sq ft / 171 sq m) this delightful property is offered CHAIN FREE.

Internally the accommodation benefits from a large kitchen/ breakfast room, guest cloakroom and has had the integral garage converted into a further TV room/ study/ playroom or gym, with additional storage to the garage front, completing the ground floor. Above on the first is the large lounge and the first double bedroom and bathroom whilst the second floor has the master suite and bathroom along with the third double and bathroom.

Externally the garden to the rear has flower borders and is astro turfed for low maintenance, whilst there is one off street parking space to the front. An early viewing is recommended. Council tax band G / St.Albans. EPC C



Entrance Hall

Downstairs WC

Play Room

14'8 x 9'6 (4.47m x 2.90m)

Kitchen Diner

17'3 x 14'2 (5.26m x 4.32m)

Landing

Lounge

19'10 x 14'4 (6.05m x 4.37m)

Bedroom Two

14'4 x 10'9 (4.37m x 3.28m)

En-Suite Bathroom

Landing

Master Bedroom

19'10 x 14'4 into wardrobes (6.05m x 4.37m into wardrobes)

En-Suite Shower Room

Bedroom Three

14'4 x 9' (4.37m x 2.74m)

Family Bathroom

Rear Garden

Parking

Driveway for one car.

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