



**Harpenden Road
St. Albans,
Hertfordshire, AL3**

Guide Price: £765,000

Freehold

A wonderful, three-bedroom mock Tudor detached house, benefiting from a good-sized rear garden, garage plus off-street parking, situated close to highly sought-after St Albans Girl's School and within walking distance of the city centre and mainline station beyond.

Property

The property provides spacious accommodation, ideal for a growing family to include a generous entrance hallway with feature window, plus a large bay-fronted reception room with beams to walls and ceiling. Of further benefit is a conservatory giving direct access onto a mature, private garden.

The accommodation briefly comprises: Entrance hallway, wet room, living/dining room, kitchen, conservatory, W.C, three bedrooms and first floor bathroom. Exterior: Mature rear garden, garage plus off-street parking.

Rooms

Ground Floor

Entrance Hall

Wet Room (under stairs)

Lounge/Dining Area 12'7" x 36'4"
(3.84m x 11.07m).

Kitchen 6'10" x 11'3" (2.08m x 3.43m).

Conservatory 8' x 16'4" (2.44m x 4.98m).

WC

First Floor

Landing

Bedroom 1 12'8" x 14'10" (3.86m x 4.52m).

Bedroom 2 12'8" x 17'8" (3.86m x 5.38m).

Bedroom 3 6'11" x 8'2" (2.1m x 2.5m).

Bathroom

Outside

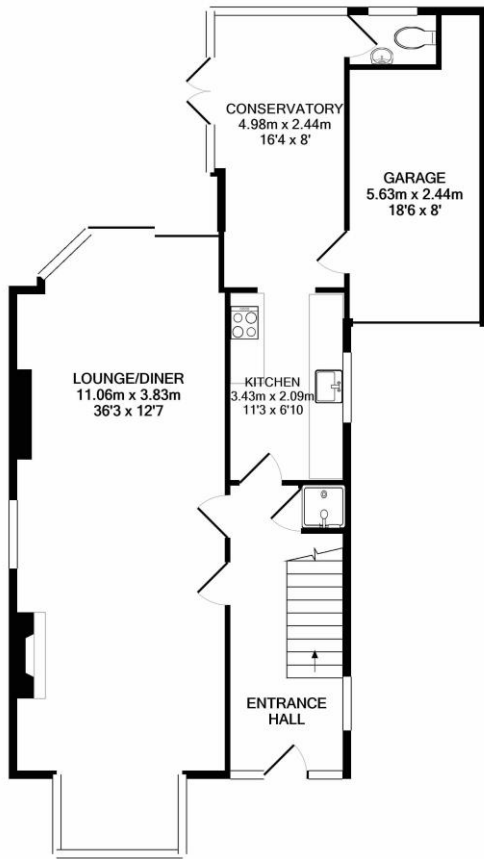
Front Garden/Driveway

Garage 8' x 18'6" (2.44m x 5.64m).

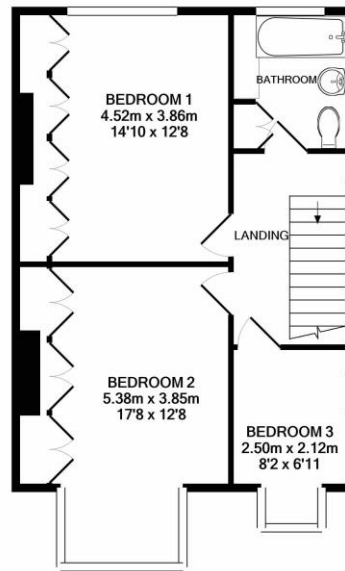
Rear Garden







GROUND FLOOR
APPROX. FLOOR
AREA 82.5 SQ.M.
(888 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.4 SQ.M.
(575 SQ.FT.)

TOTAL APPROX. FLOOR AREA 135.9 SQ.M. (1462 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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