



**Townsend Drive
St. Albans,
Hertfordshire, AL3**

Guide Price: £1.25m

Freehold

Situated on Townsend Drive in one of St Albans most exclusive locations, a wonderful opportunity to purchase a four/five-bedroom detached house occupying a substantial plot, offering great potential to upgrade, enlarge/redevelop, subject to the necessary consents.

Property

The property currently offers light filled, open-plan accommodation to include a spacious living room leading to dining area with wonderful views towards a large, private south-westerly garden. To the front there is ample off-street parking plus a garage.

The accommodation briefly comprises entrance hallway, living room, dining room, third reception/bedroom five with shower room, kitchen, four first floor bedrooms and first floor shower room. Exterior: Substantial rear garden. Front: Good-sized frontage providing ample off-street parking and garage.

Situation

Townsend Drive is located within walking distance of St Albans city centre, mainline station to London St Pancras and some of St Albans most sought-after schools.

Rooms

Ground Floor

Porch

Entrance Hall

Kitchen 7'10" x 15'3" (2.4m x 4.65m).

Lounge/Dining Area 18' x 23'2"

(5.49m x 7.06m).

Bedroom 5/Reception 8'11" x 11'6"

(2.72m x 3.5m).

Shower Room

First Floor

Landing

Shower Room

Bedroom 1 12'5" x 15' (3.78m x 4.57m).

Bedroom 2 7'11" x 12'2" (2.41m x 3.7m).

Bedroom 3 10'9" x 13'3" (3.28m x 4.04m).

Bedroom 4 6'11" x 13'9" (2.1m x 4.2m).

Outside

Front Garden

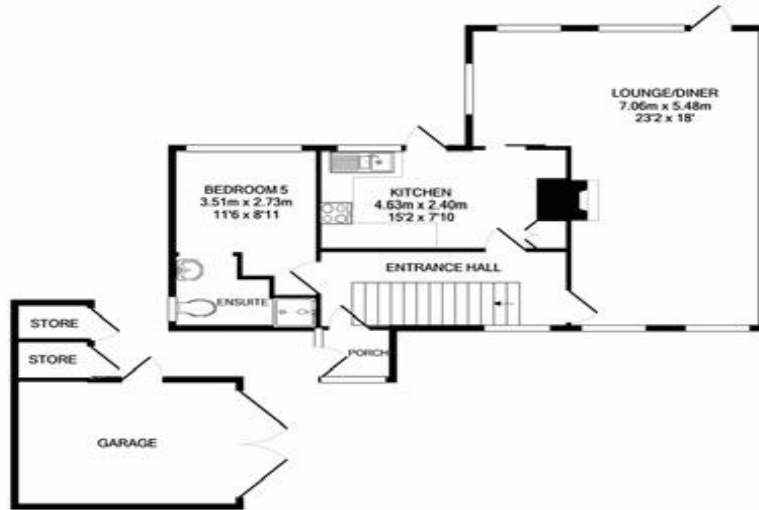
Driveway

Garage

Rear Garden







GROUND FLOOR
APPROX. FLOOR
AREA 78.4 SQ.M.
(844 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 55.8 SQ.M.
(601 SQ.FT.)

TOTAL APPROX. FLOOR AREA 134.3 SQ.M. (1445 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.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(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

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.