



Normandy Road, St. Albans, AL3



**Fullbrook
& Floor**
estate agents



The Property

In need of modernisation, an increasingly rare opportunity to purchase a three bedroomed semi-detached house with parking, situated in a highly sought-after location, within walking distance of the city centre, mainline station and excellent local schools.

The property provides scope to extend/enlarge, subject to the necessary consents and currently consists of, a large entrance hallway, a spacious living with bay window to the front, a separate dining room, kitchen and a ground floor cloakroom. The first floor provides three good-sized bedrooms plus a shower room. To the front there is a hardstanding off-street parking space. To the rear is a large private garden with gated side access.

The property is situated in the city centre, within walking distance of the mainline station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted.

Guide price £750,000





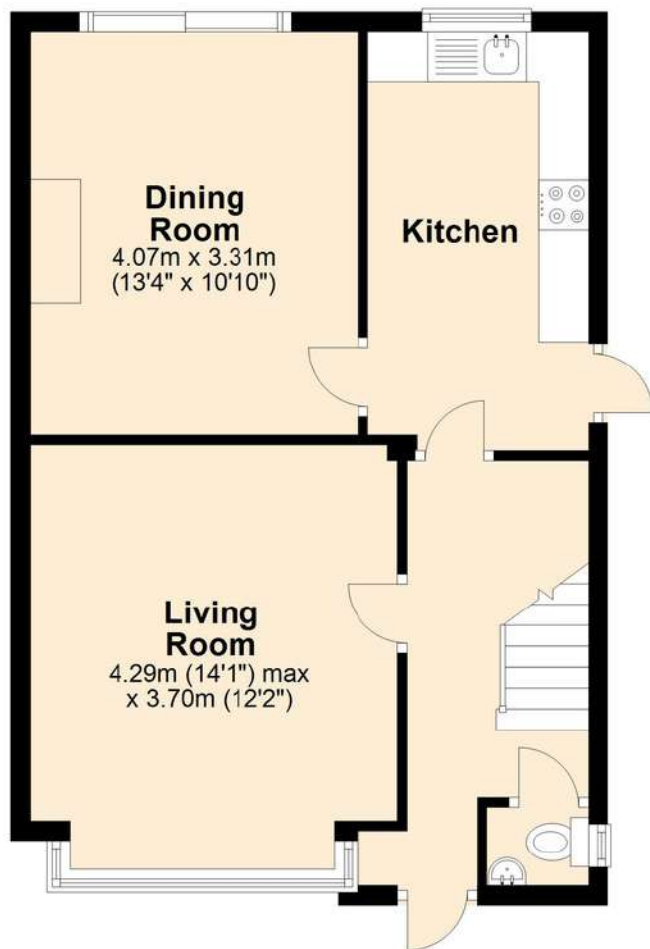
Key Features

- In Need Of Modernisation
- Highly Sought-After City Centre Location
- Semi-Detached House
- Scope to Enlarge Subject To The Necessary Consents
- Parking
- Two Separate Reception Rooms
- Three Good-Sized Bedrooms
- Large Private Rear Garden
- Close To Excellent Schools
- Walk To City Centre And Mainline Station



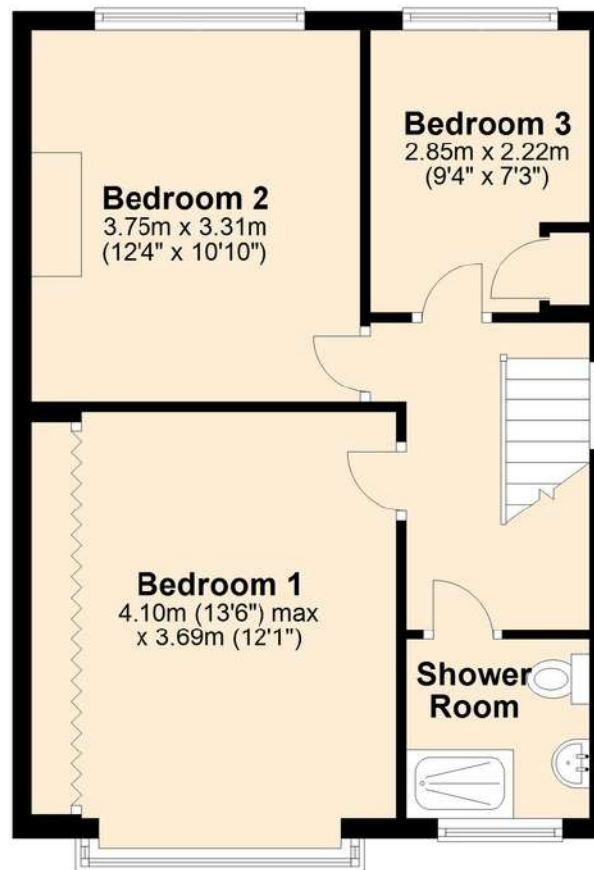
Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 92.2 sq. metres (992.6 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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