



Dickens Close, St. Albans, AL3



Key Features

- Extended Four Bedroom Semi-Detached
- Highly Sought-After City Centre Cul-De-Sac Location
- Extended Accommodation Arranged Over Three Levels
- Entrance Hallway
- Front Reception Room
- Stunning Open-Plan Kitchen/Dining/Family Room
- Utility With Cloakroom W/C
- Three First Floor Bedroom, Bathroom plus Separate WC
- Master Bedroom With En-Suite Shower Room
- Magnificent West Facing Garden
- Close to Excellent Schools
- Walk To Mainline Station

The Property

A beautifully presented, four bedroom 1930's semi-detached house, tucked away in quiet, highly sought-after city centre cul-de-sac location, close to excellent schools and within easy reach of the mainline station to London St Pancras.

This wonderful family home has been skilfully extended to provide spacious accommodation generously spread over three levels to include a stunning open-plan kitchen/dining/family room with bi-fold doors, master bedroom(loft conversion) with dormer windows and ensuite bathroom, and a magnificent, fully enclosed west facing garden, with sun patio ideal for outdoor entertaining, extensive lawns plus gated rear access onto Normandy Road. To the front there is a block paved driveway providing off road parking.

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

Guide Price £975,000



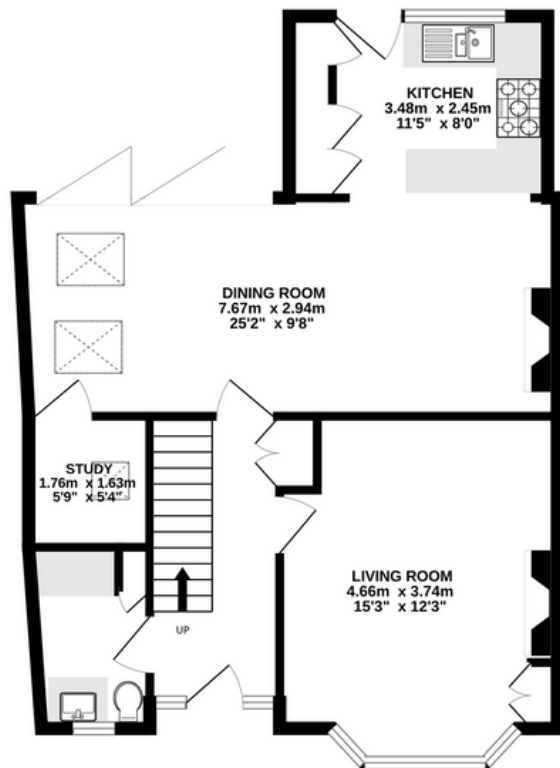




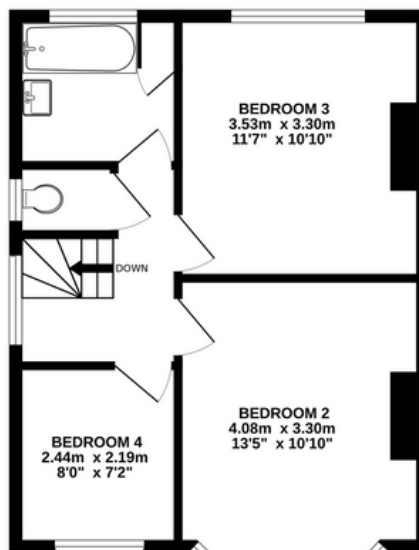




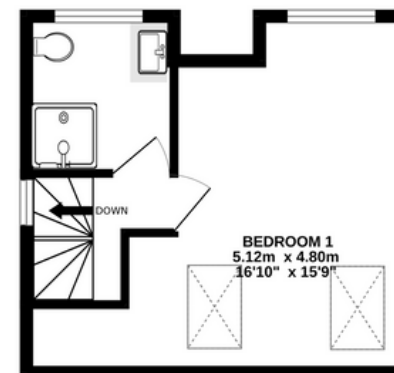
GROUND FLOOR
58.7 sq.m. (632 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



2ND FLOOR
23.9 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA : 122.0 sq.m. (1313 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(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.

4-A Canberra House, London Road
St. Albans, AL1 1LE

01727 251 691
info@fullbrookandfloor.co.uk
www.fullbrookandfloor.co.uk

