



Seymour Road, St. Albans, AL3



The Property

A rarely available, three bedroom, semi-detached house, with a wonderful, mature rear garden, plus garage and off street parking, situated in a highly desirable location, within walking distance of the city centre, mainline station and highly regarded schools.

The property offers a wonderful opportunity to considerably enlarge/extend (subject to the necessary consents). Currently, the accommodation is arranged over two floors to include, a spacious entrance hallway, open-plan living/dining room with conservatory to rear, a good-sized kitchen/breakfast room, utility room with a cloakroom. The first floor provides three bedrooms and a bathroom. To the rear is a fabulous, mature rear garden extended to well over 100ft and to the front there is a garage plus hardstanding off-street parking.

Guide price £825,000





Key Features

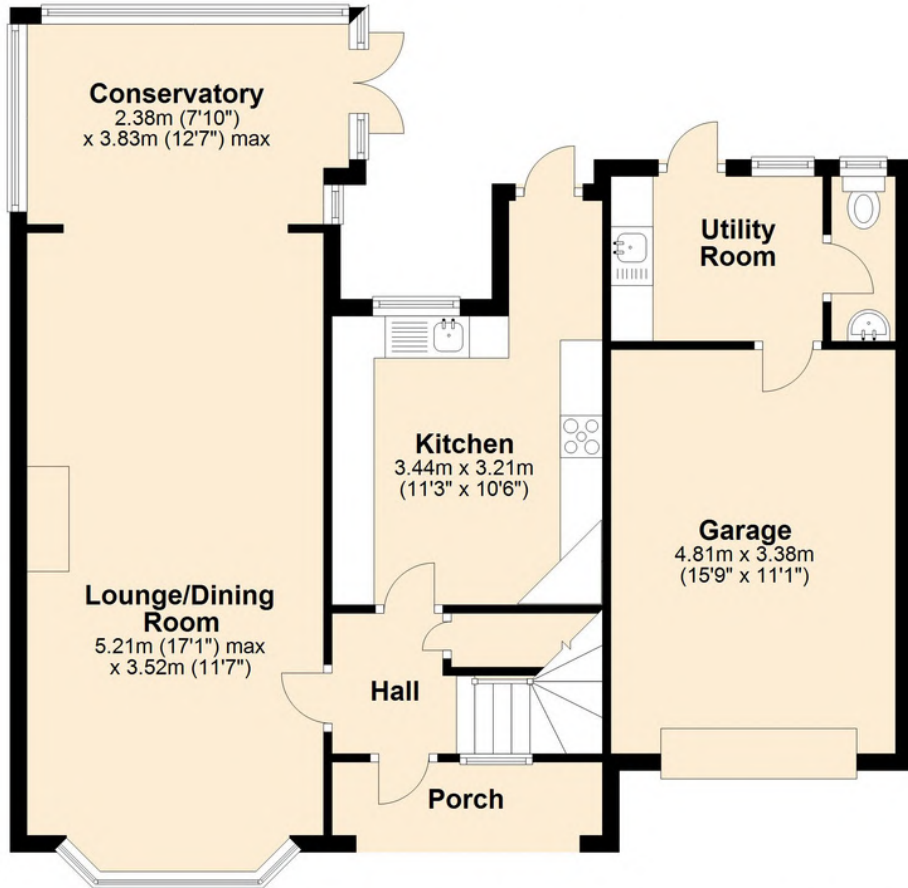
- Three Bedroom Sem-detached House
- Opportunity To Extend (subject to the Necessary Planning Consents)
- Wonderful Mature Rear Garden
- Garage And Off-Street Parking
- Spacious Entrance Hallway
- Open-Plan Living/ Dining/Conservatory
- Three Bedrooms
- Utility And Cloakroom
- Walk To Town Centre And Station
- Close To Highly Regarded Schools





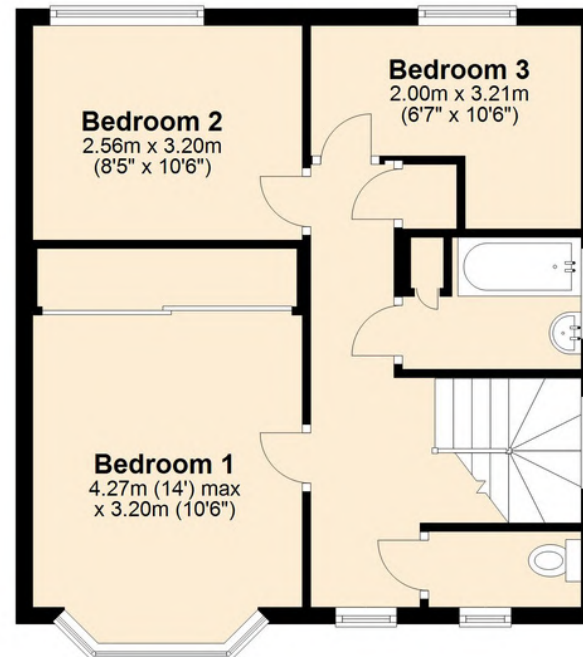
Ground Floor

Approx. 79.8 sq. metres (859.2 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 125.3 sq. metres (1348.3 sq. feet)

plan created by Fullbrook & Floor Estate Agents
Plan produced using PlanUp.

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

Current Rating: 58 (Yellow)
Potential Rating: 85 (Green)

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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