



Palfrey Close, St. Albans, Hertfordshire, AL3

Guide Price: £1.35m

Freehold

A rarely available, detached house, in need of modernisation, situated in a quiet, highly sought-after City centre location, within walking distance of the mainline station and excellent schools. Offered for sale with no onward chain.

The Property

This well-appointed house has been extended to include a large triple aspect living room with doors leading directly onto a private good-sized garden with a detached garage and parking to rear. To the first floor there are five bedrooms, a shower room plus a separate W.C. The property offers further potential to enlarge, subject to the necessary consents.

The accommodation briefly comprises entrance hallway, double length living room, dining room, kitchen/breakfast room, W,C, five bedrooms, shower room and separate W.C. Private rear garden with detached garage.

Ground Floor

Entrance Hall

WC

Living Room 11'9" x 30'8" (3.58m x 9.35m).

Dining Room 10'4" x 10'9" (3.15m x 3.28m).

Kitchen Breakfast Room 10'9" 18'7" (3.28m 5.66m).

First Floor

Landing

Bedroom 1 10'11" x 13'10" (3.33m x 4.22m).

Bedroom 2 11'1" x 11'4" (3.38m x 3.45m).

Bedroom 3 9'5" x 10'2" (2.87m x 3.1m).

Bedroom 4 9'10" x 11'4" (3m x 3.45m).

Bedroom 5 7'6" x 10'2" (2.29m x 3.1m).

Shower Room

WC

Outside

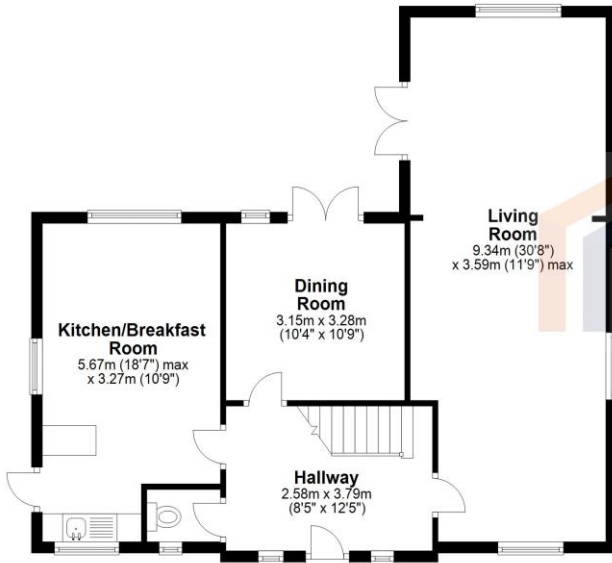
Rear Garden

Detached Garage

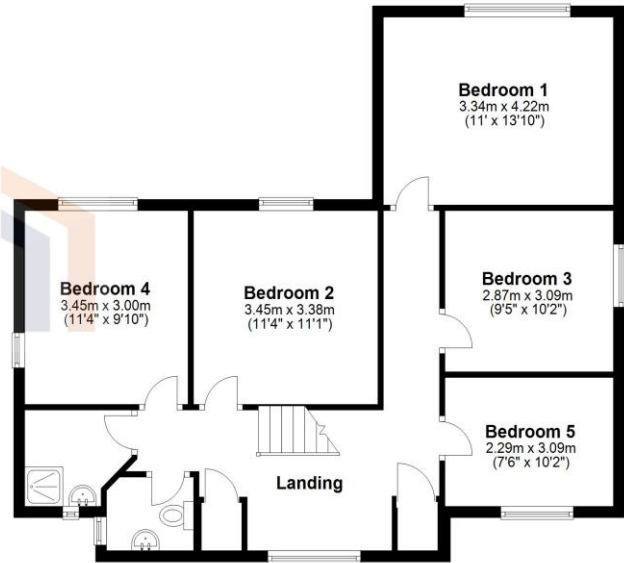




Ground Floor
Approx. 72.4 sq. metres (778.9 sq. feet)



First Floor
Approx. 76.1 sq. metres (819.3 sq. feet)



Total area: approx. 148.5 sq. metres (1598.2 sq. feet)

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Plan produced using PlanUp.

EPC tbc.

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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.