



**Fullbrook
& Floor**
estate agents

Cavan Drive, St Albans, AL3



The Property

A wonderful, three bedroomed mid-terraced house, benefiting from off-street parking and large, southeast facing garden, situated in a sought-after location, close to St Albans Girls School.

The property provides excellent accommodation, ideal for a growing family, offering further scope to extend to the rear, subject to the necessary consents.

The accommodation briefly comprises, entrance porch, entrance hallway, living room, kitchen, ground floor cloakroom, three bedroom and a first-floor bathroom. Exterior: To the front there is off-street parking and to the rear there is a good-sized, private garden with gated access.

Key Features:

- Three Bedroomed Mid-Terraced House
- Sought-After Location
- Close To St Albans Girls School
- Off-Street Parking
- Large Rear Garden
- Excellent Transportation Links
- Chain Free
- Porch With Ground Floor WC

Guide Price: £475,000





Amenities

The property is situated in New Greens within easy reach of the city centre. The 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.





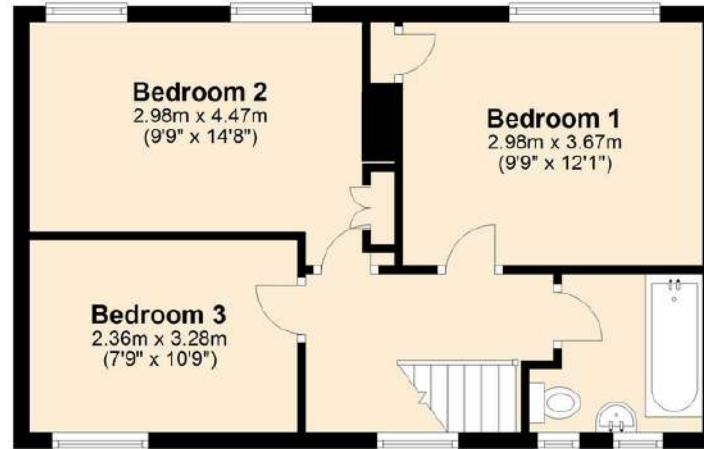
Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.9 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)		85
B		
(69-80)	72	
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	

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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