



Admirals Walk, St Albans, AL1





## Key Features

- Three Bedroom Detached House
- Large Corner Plot
- Development Opportunity Subject To The Necessary Consents
- Previous Planning Consent Now Expired December 2023 To Build Two Four Bedroom Houses
- Approximately One Mile From The City Centre
- Easy Access To The Mainline Station
- Excellent Transportation Links
- No Onward Chain



## The Property

A highly sought after, spacious three bedroom detached house, occupying a generous corner plot offering exciting development potential, subject the necessary consents.

The property gained planning consent in 2020 to knock down the existing house and build two brand new four-bedroom detached houses. Please note that the original planning consent would need to be reapplied for as it subsequently expired in December 2023. Planning reference 5/2020/1850.

Alternatively, there is huge potential to extend/enlarge the original house, subject to the necessary consents.

The accommodation currently consists of, entrance hallway, family room, living room, dining room, kitchen, inner lobby/storeroom, w/c and garage, three first floor bedroom, bathroom and separate w/c. To the front there is a paved driveway, providing ample parking and to the rear is a large mature garden.

The property is situated in a highly sought-after residential area, approximately one mile from St Albans City Centre, within easy reach of the mainline Station and excellent transportation links.

Guide price £950,000







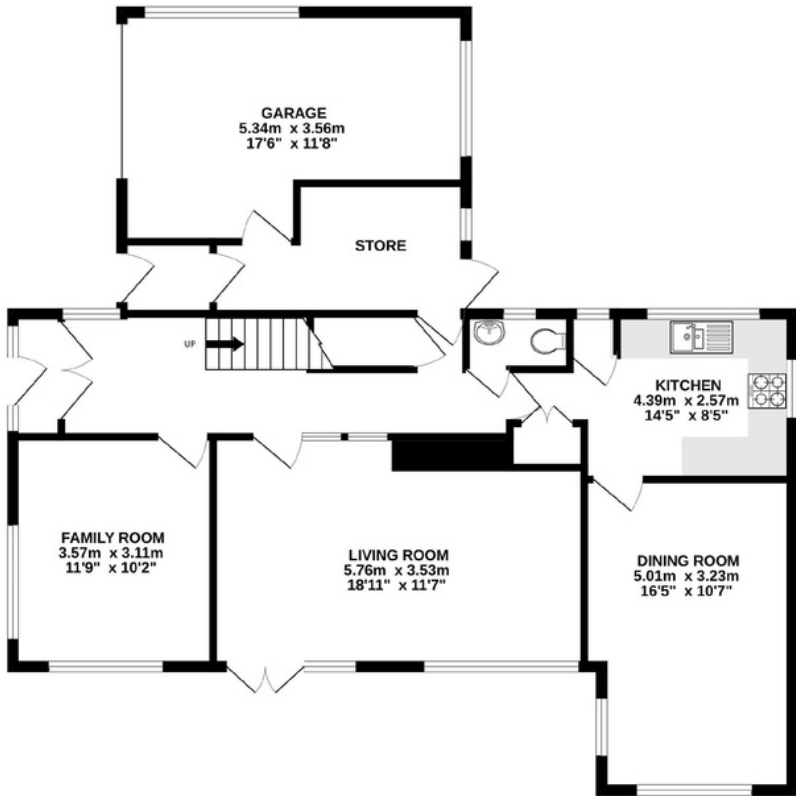




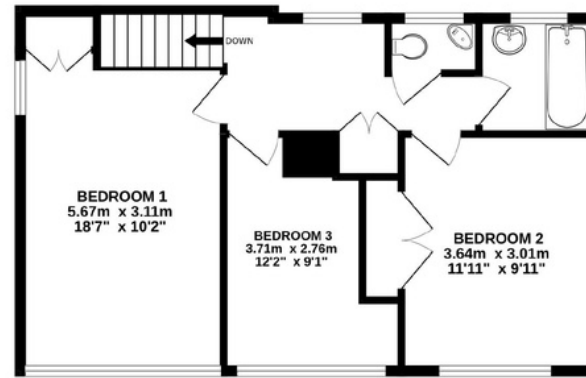




GROUND FLOOR  
96.2 sq.m. (1035 sq.ft.) approx.



1ST FLOOR  
48.9 sq.m. (526 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 145.1 sq.m. (1561 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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