



Boleyn Drive, St. Albans, AL1



Key Features

- Beautifully Presented House
- Three Double Bedrooms
- Two Bathrooms
- Off- Street Parking
- Living Room
- Stunning Kitchen/Dining/Family Room
- Fully Enclosed Garden
- Cloakroom
- Walk To City Centre
- Walk To Mainline Station
- Close To Verulamium Park
- Excellent Transportation Links

The Property

A beautifully presented, three bedroom house with the added benefit of off-street parking, situated in a quiet, highly sought-after location, within walking distance of the City centre, Verulamium Park and the Thameslink station to London St Pancras.

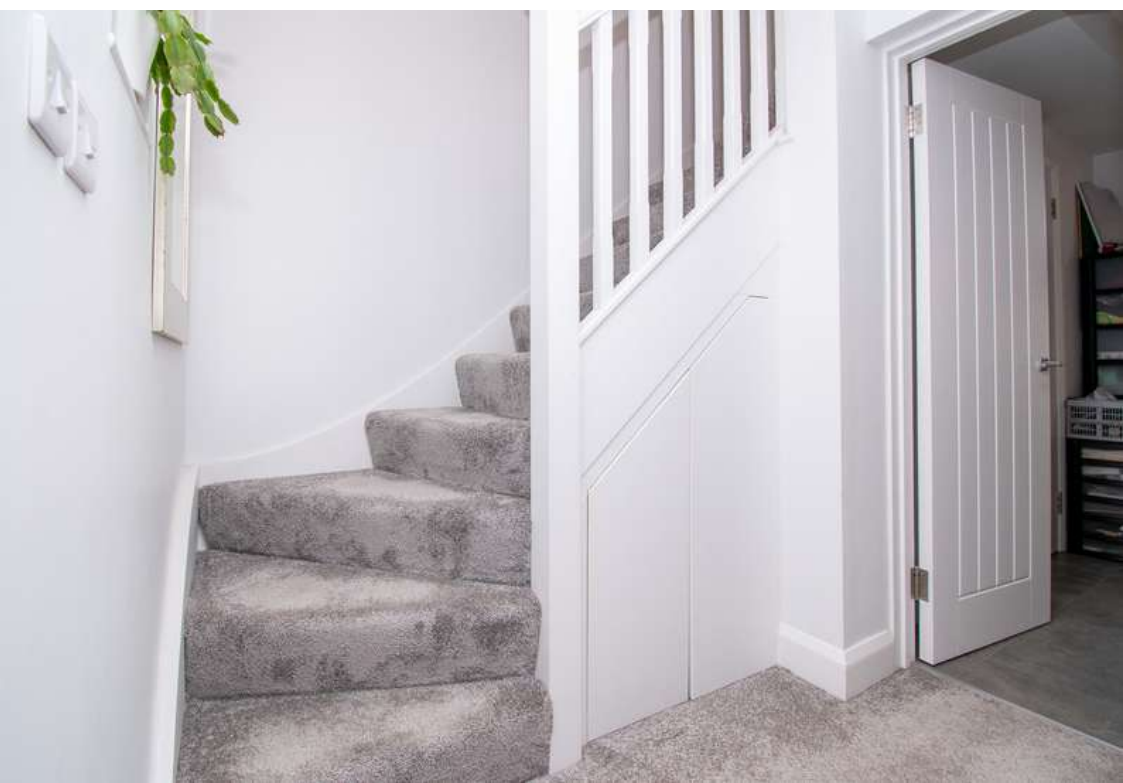
This wonderful home has been skilfully extended to provide spacious accommodation generously spread over three levels to include a stunning open-plan kitchen/dining/family room with bi-fold doors.

On the first floor there are two double bedrooms and modern family bathroom. There is further a master bedroom(loft conversion) with dormer window and ensuite shower room, and private fully enclosed garden with gated rear access. To the front there is a block paved driveway providing off road parking.

Boleyn Drive is located within walking distance Verulamium Park, St Albans City centre, the Abbey station (links to Watford Junction) and walking distance of the mainline station to London St Pancras. It is also within easy access of excellent transportation links, such as the M1/M25.

Guide price £750,000





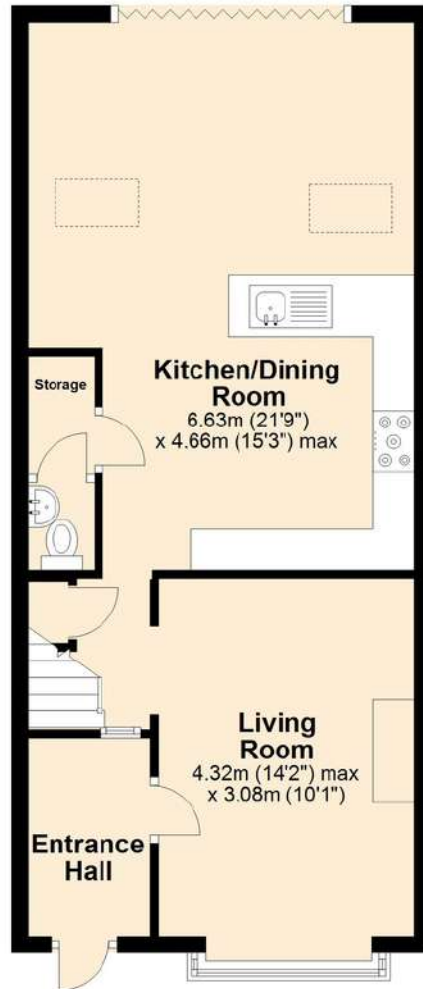






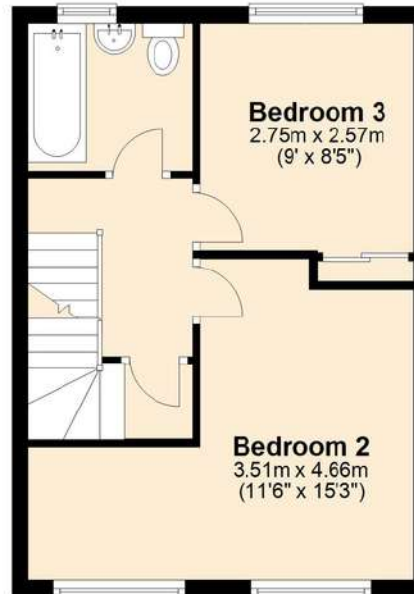
Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.0 sq. feet)



Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

TOTAL LIVING SQFT, THIS incl Garage/Store Room. Plan created by Fullbrook & Floor Estate Agents.
Plan produced using PlanUp.

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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