



Slimmons Drive, St. Albans, AL4



Key Features

- Three Bedroom Semi-Detached
- Highly Desirable Location
- Close To Sandringham School
- Scope To Extend Improve Subject To The Necessary Consents
- Large Garage Plus Off-Street Parking
- Generous Private Garden
- Short Drive Of St Albans City Centre & Mainline Station
- Excellent Transportation Links
- No Onward Chain

The Property

A wonderful three-bedroom semi-detached house with a large garage plus off-street parking, situated in a highly sought location within close proximity to Sandringham School and an easy drive of both the City centre and mainline station to London St Pancras.

The property provides spacious accommodation and offers an opportunity to enlarge/extend further, subject to the necessary consents. The property briefly comprises, entrance hallway, living/dining room, kitchen, utility room, ground floor WC, three bedrooms and a first-floor bathroom. To the rear is a good-sized, fully enclosed private garden. To the front there is off-street parking space.

The property is situated in a highly sought-after residential area of Marshalswick, within a short drive of the St Albans City Centre, mainline Station and excellent transportation links

Guide price £699,950

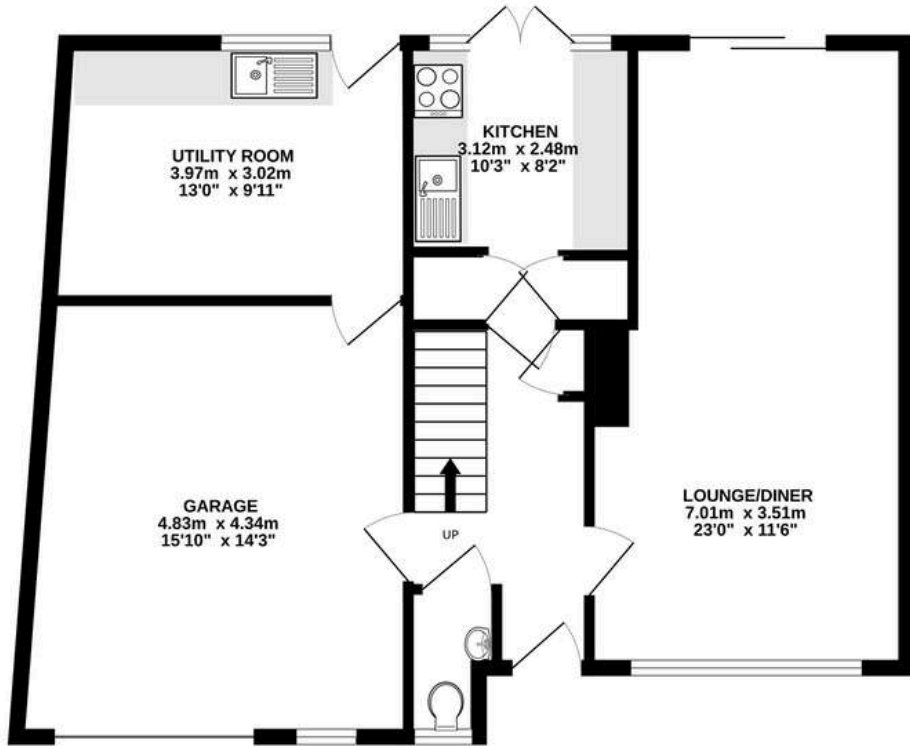




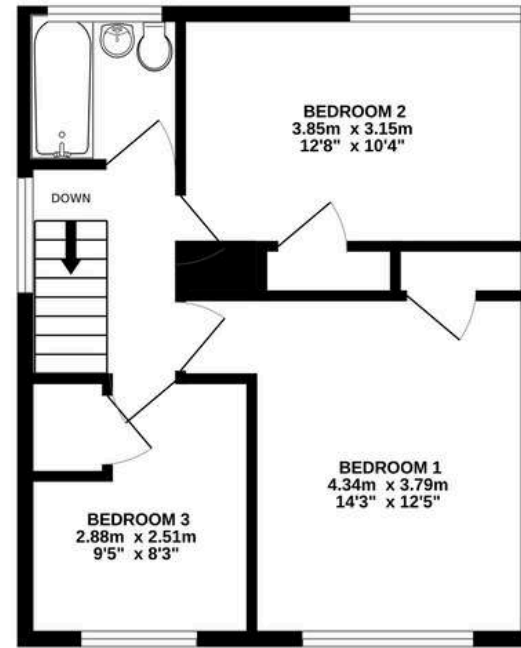




GROUND FLOOR
69.4 sq.m. (747 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 107.5 sq.m. (1157 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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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	
		70	85

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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