



Sadleir Road, St. Albans, Hertfordshire, AL1 2BL

- WELL PRESENTED THROUGHOUT
- MODERN REFITTED KITCHEN
- POTENTIAL TO CONVERT LOFT
- DOUBLE GARAGE AT REAR
- QUIET CUL-DE-SAC LOCATION
- 20 MINUTES WALK TO STATION

This attractive three bedroom family home is well presented throughout and conveniently situated in a popular residential area of St. Albans, close to Sopwell Nunnery and Watercress Nature Reserve. The city station and city centre shops and restaurants can be easily reached in approximately 15 minutes walk. St. Peter's School, a popular local primary school is close by.

The property comprises an entrance hall, through lounge/diner with wood burner, modern kitchen, three bedrooms and modern bathroom. Stairs lead from the third bedroom to the loft space. Outside, the property is set back from the road with a gated front garden. The secluded rear garden backs onto allotments. The property also boasts a double garage that can be accessed via a service road at the rear of the property. The property offers potential to convert the loft space creating a wonderful master bedroom and ensuite.

Asking Price: £ 700,000

T: 01727 839090 E: sales@north-estates.co.uk www.north-estates.co.uk



ENTRANCE HALL

Double glazed window to front aspect, radiator, coving to ceiling, stairs rise to first floor.

LOUNGE

13' 0" x 10' 2" (3.96m x 3.10m)

Double glazed bay window to front aspect, radiator, coving to ceiling.

DINING ROOM

15' 7" x 10' 6" (4.75m x 3.20m)

Two double glazed windows to side and rear aspects, wood burner, radiator, under stairs cupboard, coving to ceiling.

KITCHEN

10' 8" x 10' 8" (3.25m x 3.25m)

Comprising a range of wall mounted and floor standing units with worktop over, inset 1 1/2 bowl stainless steel sink unit, 5 ring gas hob with extractor hood over, oven, microwave, integrated dishwasher, space for washing machine and fridge/freezer, wall mounted gas boiler (fitted 2021), part tiled walls, radiator, recessed spot lighting to ceiling, double glazed window to rear aspect, double glazed door opens to garden to side aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, airing cupboard housing the hot water tank, radiator.

BEDROOM ONE

12' 9" x 8' 2" (3.88m x 2.49m)

Double glazed window to front aspect, range of fitted wardrobes, radiator, coving to ceiling.

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

9' 2" x 7' 2" (2.79m x 2.18m)

Double glazed window to front aspect, radiator, coving to ceiling, stairs rise to loft space.

BATHROOM

5' 6" x 5' 4" (1.68m x 1.62m)

Suite comprising panelled bath with mixer taps and shower attachment, wall mounted Aqualisa shower, vanity handwash basin, low level wc, chrome towel radiator, shaver point, fully tiled, double glazed window to rear aspect.

LOFT SPACE

15' 4" max x 10' 2" (4.67m x 3.10m)

Two velux style windows to ceiling, power and light, eaves storage space.

FRONT GARDEN

Paving to front door, shrub beds, gate to front aspect.

REAR GARDEN

Mainly laid to lawn with shrub beds, gated side and rear access.

DOUBLE GARAGE

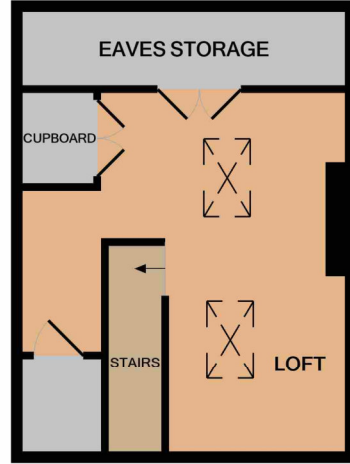
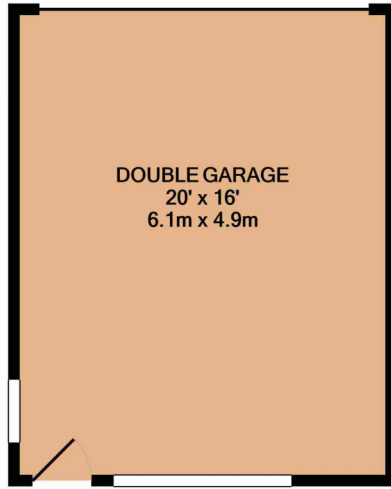
20' 0" x 16' 0" (6.09m x 4.87m)

Metal up and over door, power and light, two windows, accessed via a narrow service road to rear of property.

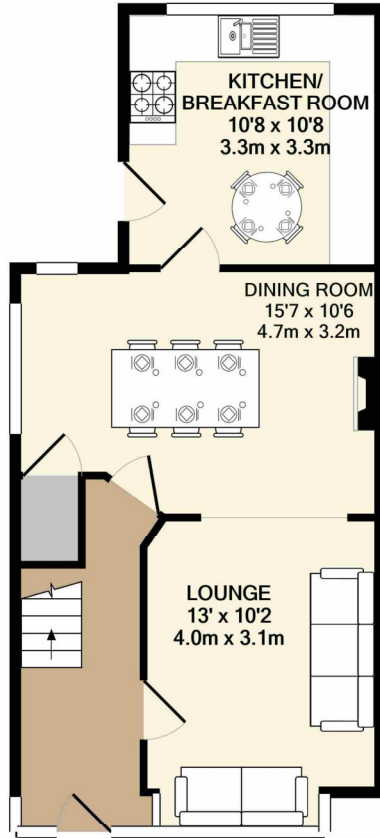
NB

Garage is included in approximate total sq.ft.

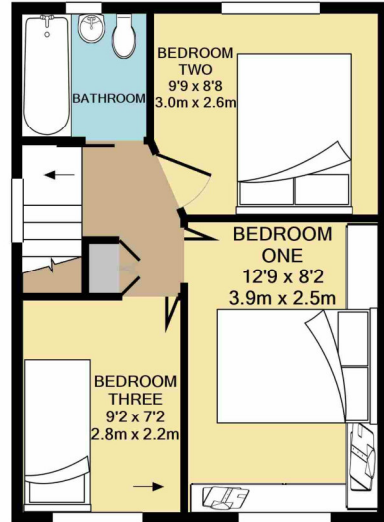
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



2ND FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(75.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROPERTY MISDESCRIPTIONS ACT 1991:

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose.

The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor.

The agents have not had sight of the title documents.

The buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of any property before travelling any distance to view.

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