



Suffolk Close, St Albans
Freehold POA



Accommodation comprises:



Entrance Hallway: 16'6 x 3'6 (5.03m x 1.07m)

Stairs to first floor, laminate flooring, understairs storage, laminate flooring.

Lounge: 17'5 x 12'7 (5.31m x 3.84m)

Double glazed windows to front and side aspects, ceiling spots, two radiators, TV point, double doors to dining room.



Dining room: 11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to side aspect, radiator, ceiling spots, laminate flooring.



Kitchen/diner: 17'10 x 13'4 (5.44m x 4.06m)

Double glazed window to side aspect, range of refitted wall and base units incorporating roll top work surfaces, stainless steel single drainer sink unit, integrated oven, gas hob and overhead extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiling to floor, ceiling spots, partly tiled walls, boiler.



Reception 3: 17'8 x 8'10 (5.38m x 2.69m)

Double glazed windows and double doors to rear garden, ceiling spots, radiator, TV point.

Cloakroom: 7'3 x 2'9 (2.21m x 0.84m)

Double glazed frosted window to side aspect, low flush wc, pedestal wash hand basin, radiator.

Landing:

Double glazed windows to side aspects, fitted carpet, loft access point which has a light, power and retractable ladder, radiator, airing cupboard housing hot water tank.

Bedroom 1: 12'7 x 9'8 (3.84m x 2.95m)

Double glazed window to front aspect, range of fitted units incorporating drawers, dresser and overhead units, tv point, fitted carpet.



En suite: 6'3 x 5'4 (1.91m x 1.63m)

Double glazed frosted window to side aspect, three piece suite comprising of low flush WC, shower cubicle, pedestal wash hand basin, heated towel rail, fitted carpet, predominately tiled to walls.

Bedroom 2: 11'5 x 10'1 (3.48m x 3.07m)

Double glazed windows to rear and side aspects, TV point, radiator, fitted carpet.

Bedroom 3: 11'6 x 7'9 (3.51m x 2.36m)



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Two double glazed windows to front aspect, radiator, fitted carpet, fitted cupboard.

Bedroom 4: 8'1 x 7'4 (2.46m x 2.24m)

Double glazed window to front aspect, radiator, telephone point, fitted carpet

Bathroom/wc: 6'9 x 5'9 (2.06m x 1.75m)

Double glazed frosted window, three piece suite comprising of low flush wc, wood panel enclosed bath with shower over, pedestal wash hand basin, partly tiled walls, shaver point.

Rear garden:

Patio area, remainder laid to lawn, electric point, outside tap, gas and electric meters to side.



Side plot:

Predominately lawned, various shrubs, potential to extend subject to planning permission.



Front Garden:

Pathway leading to front doors, various shrubs, remainder laid to lawn, door to garage.

Double garage:

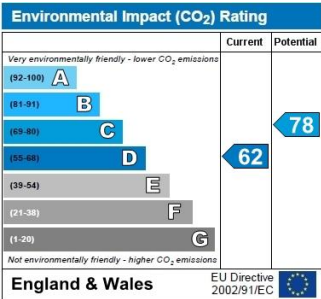
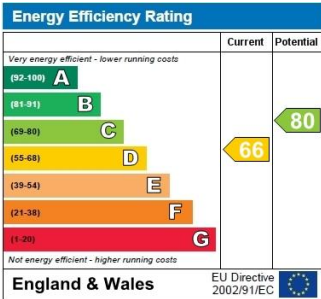
Roller doors, light and power connected.

Driveway:

Hardstanding for four cars.

Services:

It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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