



Gorham Drive, St. Albans, AL1 2HU

welcome to

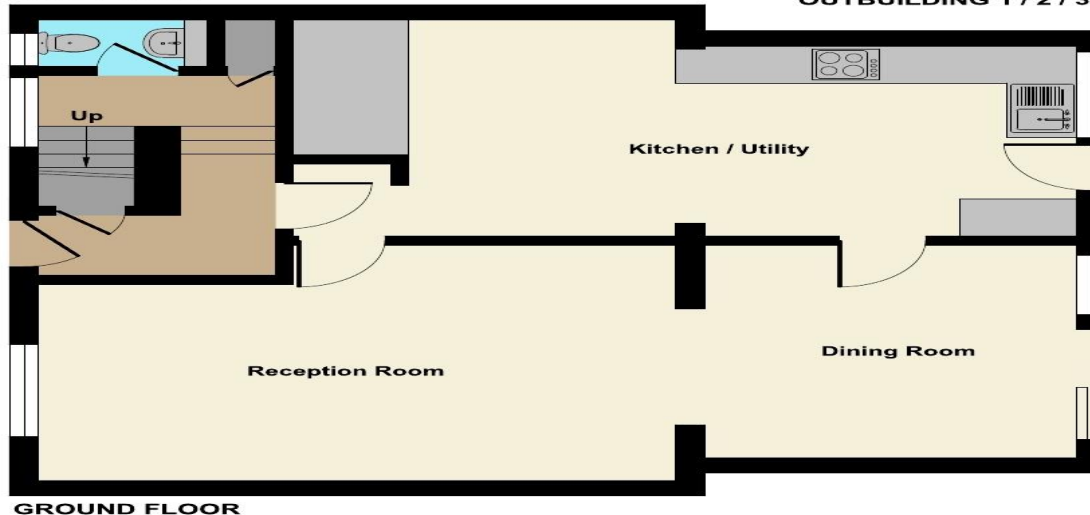
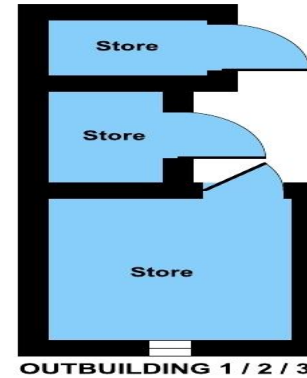
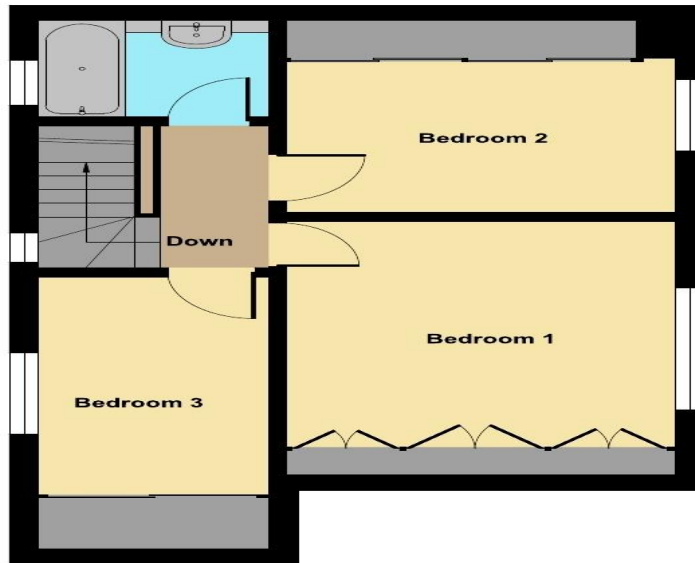
Gorham Drive, St. Albans

Located in this popular residential area of St Albans, this extended three-bedroom family home has all the potential to make it your own and comes with the added bonus of no onward chain.



Gorham Drive, St. Albans, AL1

Approximate Area = 1143 sq ft / 106.1 sq m
 Outbuildings = 81 sq ft / 7.5 sq m
 Total = 1224 sq ft / 113.6 sq m
 For identification only - Not to scale



Living Room

17' 3" max x 12' 9" max (5.26m max x 3.89m max)

Dining Room

11' 3" max x 10' 7" max (3.43m max x 3.23m max)

Kitchen

23' 1" max x 10' max (7.04m max x 3.05m max)

Cloakroom

4' 9" max x 2' 4" max (1.45m max x 0.71m max)

Bedroom 1

11' 6" max x 10' 6" max (3.51m max x 3.20m max)

Bedroom 2

11' 10" max x 6' 5" max (3.61m max x 1.96m max)

Bedroom 3

10' 6" max x 8' 5" max (3.20m max x 2.57m max)

Bathroom

6' 5" max x 5' 1" max (1.96m max x 1.55m max)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for William H Brown. REF: 1271226

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Gorham Drive, St. Albans

- Extended 3 Bedroom Home
- Driveway
- No Onward Chain
- Sought-after St Albans Location (AL1)
- Excellent Transport Links and Local Amenities

Tenure: Freehold EPC Rating: Awaited

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALB105820 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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