



Sutton Road, St. Albans AL1 5JJ

welcome to

Sutton Road, St. Albans

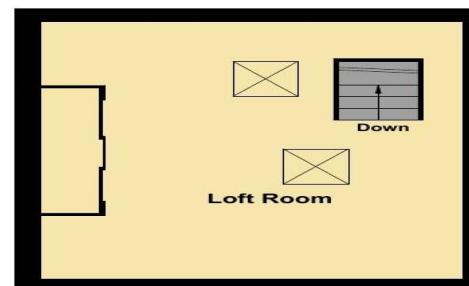
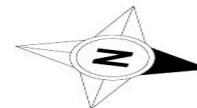
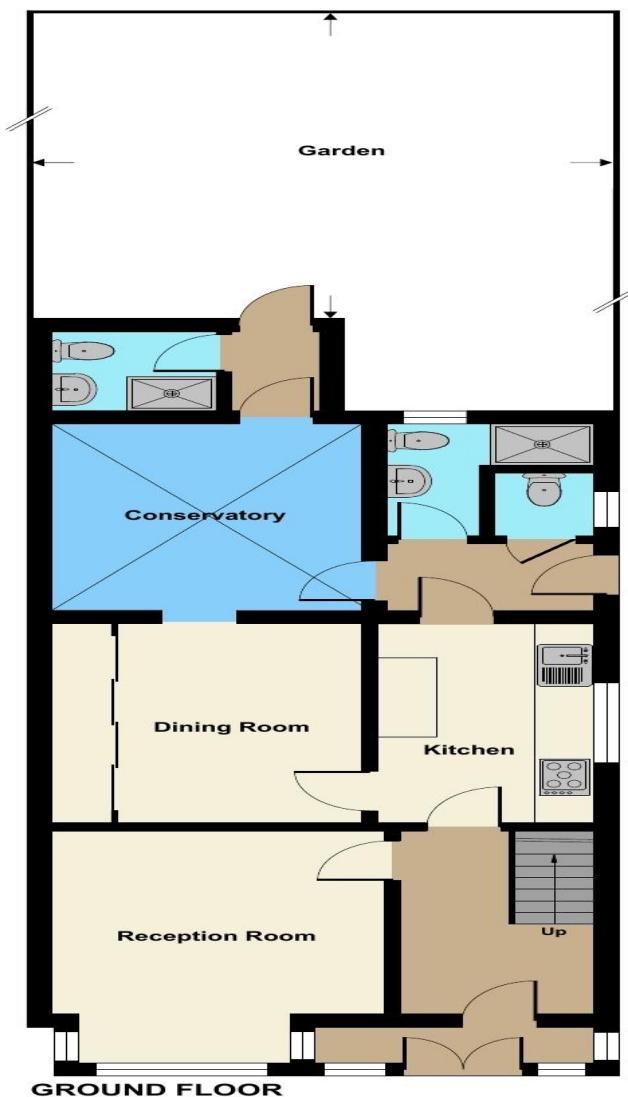
This charming three-bedroom semi-detached family home offers generous and versatile accommodation arranged over three floors, perfectly suited to modern family living.



Sutton Road, St. Albans, AL1

Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



Ground Floor

Reception Room

13' 10" into bay x 10' 4" max (4.22m into bay x 3.15m max)

Dining Room

12' 4" x 9' 11" (3.76m x 3.02m)

Conservatory

11' 7" x 10' 6" (3.53m x 3.20m)

Shower Room

W.C

Agent Note

First Floor

Bedroom 1

11' 5" x 11' (3.48m x 3.35m)

Bedroom 2

12' 7" x 9' 11" (3.84m x 3.02m)

Bedroom 3

7' 9" x 6' 5" (2.36m x 1.96m)

Bathroom

Second Floor

Loft Room

15' 11" x 13' 11" (4.85m x 4.24m)

W.C



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: 1358689

welcome to

Sutton Road, St. Albans

- 3 Bedroom
- Semi-Detached Home
- Driveway
- 2 Reception Rooms
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£637,000

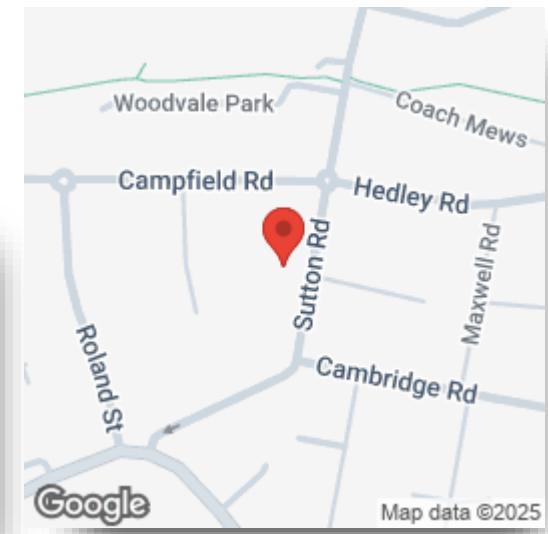


view this property online williamhbrown.co.uk/Property/ALB105979

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.



Property Ref:
ALB105979 - 0004



Please note the marker reflects the postcode not the actual property

 william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk