



St. Vincent Drive, St. Albans, Hertfordshire, AL1 5SJ

welcome to

St. Vincent Drive, St. Albans

This beautifully presented five bedroom house is situated within the heart of St Albans within a highly desirable area and just a short walk to the mainline train station and the City centre also with the added bonus of being located within a fantastic school catchment area.

Accommodation Comprises Of:

Entrance Porch

UPVC double glazed obscured glass door and glass window with letter box to front aspect and tiled flooring.

Entrance Hall

Single glazed door and window to Porch, under stairs cupboard, wall mounted radiator and fitted carpet.

Lounge

9' 9" max x 18' 5" max (2.97m max x 5.61m max)
Floor to ceiling window to rear aspect, double glazed window to side aspect, two wall mounted radiators, TV power point and fitted carpet.

Dining Room

12' max x 14' 3" max (3.66m max x 4.34m max)
Gas fire, double glazed window to front aspect, fitted carpet and walk through to Lounge.

Kitchen / Breakfast Room

7' 10" max x 23' 1" max (2.39m max x 7.04m max)
Fully fitted kitchen with wall and base units, sink/drain, ample work surface area, integrated gas hob and electric oven with extractor hood, tiled splashback, space for fridge, freezer, washing machine and dishwasher, airing cupboard, heated towel rail, power points, double glazed patio door to rear aspect and Flotex flooring.

Landing

Loft access with ladder and lighting (part boarded and insulated).

Bedroom One

11' 8" max x 12' 4" max (3.56m max x 3.76m max)
Built in wardrobes, ample power points, wall mounted radiator, double glazed window to front aspect and fitted carpet.

Bedroom Two

9' 8" max x 12' 6" max (2.95m max x 3.81m max)
Built in wardrobe, ample power points, wall mounted radiator, double glazed window to front aspect and fitted carpet.

Bedroom Three

11' 8" max x 8' 9" max (3.56m max x 2.67m max)
Built in wardrobe, Vanity area with wash hand basin, ample power points, wall mounted radiator, double glazed window to rear aspect and fitted carpet.

Bedroom Four

8' 3" max x 9' 9" max (2.51m max x 2.97m max)
Built in wardrobes, ample power points, wall mounted radiator, double glazed window to rear aspect and fitted carpet.

Bedroom Five

8' 5" max x 9' 8" max (2.57m max x 2.95m max)
Built in cupboard, ample power points, wall mounted radiator, double glazed window to front aspect and fitted carpet.

Bathroom

Part tiled suite comprising of a bath tub with wall mounted electric shower, wash hand basin, low level WC, double glazed window to rear aspect and Vinyl flooring.

Separate Toilet

WC and double glazed obscured window to rear aspect.

Front Garden

Part block paved drive with space for three vehicles, part grassed lawn and gated side access.

Rear Garden

Patio area laid to impressive grass lawn, raised brick bed plant border, green house, four apple trees and gated side access.

Garage

17' 3" max x 8' 5" max (5.26m max x 2.57m max)
Integral garage with opening doors and side access.





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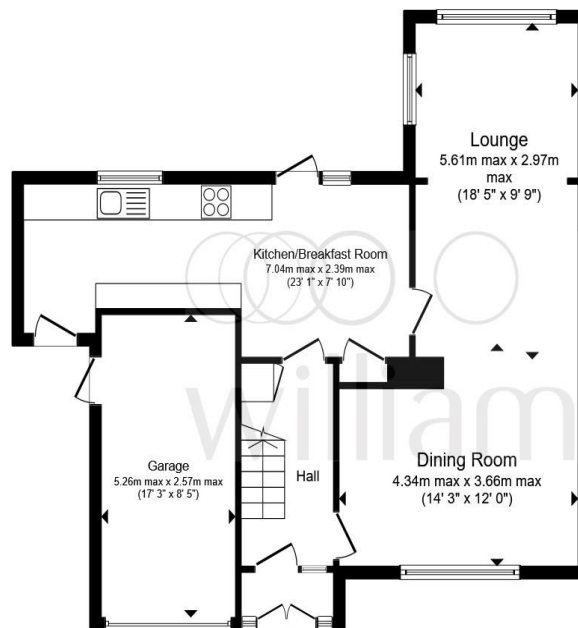
welcome to

St. Vincent Drive, St. Albans

- Semi-Detached House
- Five Bedroom
- Large Lounge/Diner
- Spacious Kitchen/Breakfast Room
- Drive

Tenure: Freehold EPC Rating: E

£800,000



Ground Floor



First Floor

Total floor area 136.0 sq. m. (1,464 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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