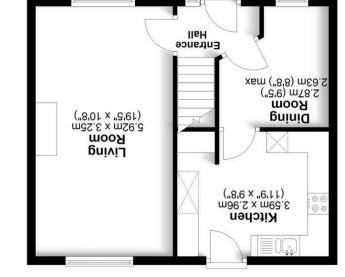


Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 82.2 sq. metres (865.1 sq. feet) Not to scale, for identification purposes only. Plan produced for Daniels Estate Agents Plan produced using PlanUp.

m88.2 x m81.4 ("8'8 x "7'81)

Bedroom 2

Bathroon



2002/91/EC

EU Directive

Current

Potential

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3

3

C

Very environmentally friendly - lower CO2 emissions

Environmental Impact (CO₂) Rating

8

səlsW & bnslpn∃

(42-65)

(89-55)

(08-69)

(16-18)

(suld 26)

f moorbed xsm ("2'4't) mt8.4 ('1') m38.8 x x 3.35m ('1')

Canding

MC

(feet) ag. metres (442.5 sq. feet)

First Floor

m04.2 x m84.2 ("11'7 x "1'8)

Bedroom 3

snoizeimə 200 rəhğid - Yibnəiri Yilistnəmnorivnə toV

01727 836561 www.daniels.uk.net sales@daniels.uk.net | lettings@daniels.uk.net 32 London Road, 5t Albans, Herts, AL1 1NG

Hampden Place | St. Albans | AL2 2JY









A generous size three bedroom mid-terrace house with off street parking and good size rear garden. Recent improvements include brand new windows and doors throughout, along with redecoration to the majority of rooms with scope for extension should the additional space be required. Located in Frogmore on the outskirts of St Albans, providing easy access to the major motorway links and only a short drive into Radlett Village and other local amenities.

Entrance Hallway

Stairs to first floor. Doors to:

Living Room

Double glazed windows to front and rear. Gas fire. Radiators. Coved ceiling.

Dining Room

Double glazed window to front. Tiled flooring. Door to:

Kitchen

Double glazed window and door to rear garden. Fitted with a range of wall and base mounted units with work surfaces over. Inset single drainer one and a half bowl sink unit. Built in oven and hob.

Landing

Access to insulated loft space. Doors to:

Bedroom One

Double glazed window to front. Built-in cupboard. Radiator.

Bedroom Two

Double glazed window to rear. radiator.

Bedroom Three Double glazed window to front. Radiator.

Bathroom

Frosted double glazed window to rear. Pedestal wash hand basin. Paneled bath with Mira electric shower over.

Separate WC

Frosted double glazed window to rear. Low level WC.



Rear Garden

East facing an laid mainly to lawn with two patio areas and fencing to boundaries. Useful summerhouse with storage area.



