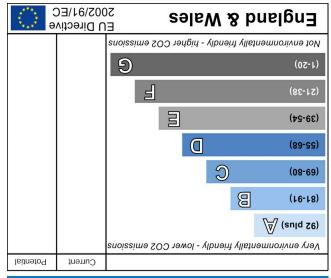


Environmental Impact (CO<sub>2</sub>) Rating



Iool 1 251 series ( 2 moorbag 

Total area: approx. 894.0 sq. feet

<mark>لانەنىو</mark> mooA 11'01 × "3'51"

Kitchen/Dining Room 13'6" x 11'4"

01727 836561 www.daniels.uk.net sales@daniels.uk.net | lettings@daniels.uk.net 32 London Road, 52 Albans, Herts, AL1 1NG



# St. Julians Road | St. Albans | AL1 2AZ









## **Entrance Hall**

Stairs to first floor. Wood effect flooring. Doors to:-

#### Living Room

Double glazed window to front. Chimney breast. Down lighters. Radiator. Wood effect flooring.

### Kitchen/Dining Area

A stylish range of wall base units with quartz work surface and upstands. Inset stainless steel sink with mixer tap. A range of integrated appliances to include double oven, ceramic hob with extractor, fridge/freezer, washing machine and dish washer. Additional larder cupboard. Down lighters. Wood effect flooring. Double doors to decked patio area. Opening onto:-

#### Family Room

Double glazed window to rear and further double doors leading to decked patio area. Down lighters. Wood effect flooring.

## Landing

Double glazed window to side. Doors to:-

#### Master Bedroom

Double glazed window to front. Cast iron feature fireplace. Radiator.

# Bedroom Two

Double glazed window to rear. Radiator.

# Bedroom Three

Double glazed window to rear. Radiator.

## Family Bathroom

Double glazed window to side. Bath with mixer tap and shower over. Wash hand basin. WC. Shaver point. Down lighters. Extractor fan.

#### Garden

A generous size west facing garden mainly laid to lawn with



fencing to all boundaries. Decked patio area and access to side.

#### Parking

On street residents parking.



