



**DRUCE**  
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39 Meadowcroft  
St. Albans, AL1 1UE  
Guide Price £519,950



A spacious, well presented 3 double bedroom mid-terrace family house in a cul-de-sac setting on south east side of St Albans close to local shops, well regarded Samuel Ryder Junior & Secondary School. Easy access to M1 / M25 motorway links, City centre shopping & leisure amenities and mainline station into St Pancras International.

The property includes large Entrance Hall, 18' x 14' Lounge, recently re-fitted 18' x 12 Dining Room / Kitchen, recently re-fitted Bathroom, private rear garden with shed and Garage in block.



## **GROUND FLOOR**

### **Larrge Entrance Porch**

Cloaks cupboard. Panelled radiator.

### **Lounge**

17'9 x 13'8 (5.41m x 4.17m)

Picture window to front. Panelled radiator.

### **Kitchen / Dinning Room**

17'8 x 12'2 (5.38m x 3.71m)

Patio doors to terrace and garden. Range of fitted cupboards, drawers and wall cabinets. Integrated electric oven, microwave, gas hob with extractor over. Single drainer sink. Large walk in store cupboard with recessed under stairs cupboard. Recess for fridge/ freezer and washing machine.

## **FIRST FLOOR**

### **Landing**

Shelved airing cupboard. Cupboard with gas boiler. Large over stairs storage cupboard.

### **Bedroom 1**

13'10 x 9'3 (4.22m x 2.82m)

Radiator. Built in wardrobe cupboard.

### **Bedrom 2**

10'9 x 8'4 (3.28m x 2.54m)

Radiator. Built in wardrobe cupboard.

### **Bedroom 3**

9'2 x 8'11 (2.79m x 2.72m)

Radiator. Built in wardrobe cupboard.

### **Shower Room**

Refitted 1 year ago. Fully tiled walls. Shower cubicle with chrome shower fitting. Wash basin with cupboard under. Chrome towel rail. Opaque window.

### **W.C**

Part tiled walls.

## **OUTSIDE**

### **Garage in block**

17'11 x 8'4 (5.46m x 2.54m)

### **Front Garden**

Paved terrace. Flower & shrub borders.

### **Rear Garden**

Paved terrace. Lawn. Flower and shrub borders, part walled boundaries. Gate to rear. Outside tap. Timber garden shed.

### **EPC**

### **Council Tax**

Council Tax - D Currently payable- £2,094 p.a

### **Agents Note**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### **Viewing**

Through Druce & Partners, telephone: 01727 855232  
sales@druce-partners.co.uk













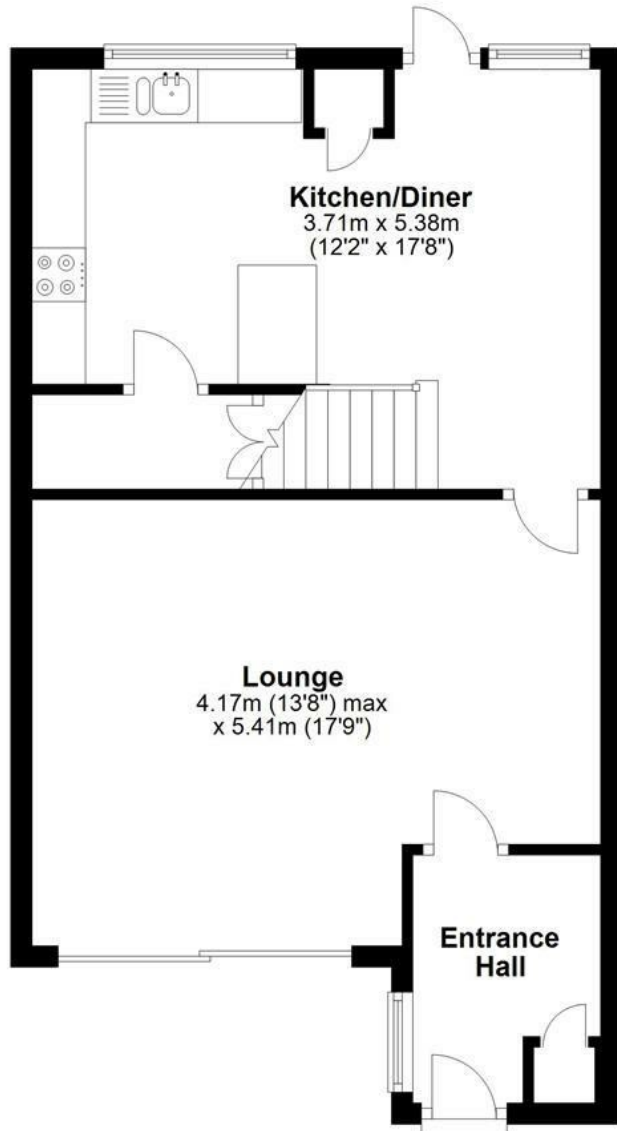






## Ground Floor

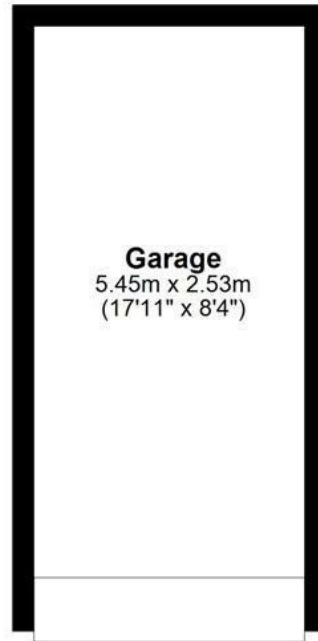
Approx. 59.1 sq. metres (636.3 sq. feet)



**Kitchen/Diner**  
3.71m x 5.38m  
(12'2" x 17'8")

**Lounge**  
4.17m (13'8") max  
x 5.41m (17'9")

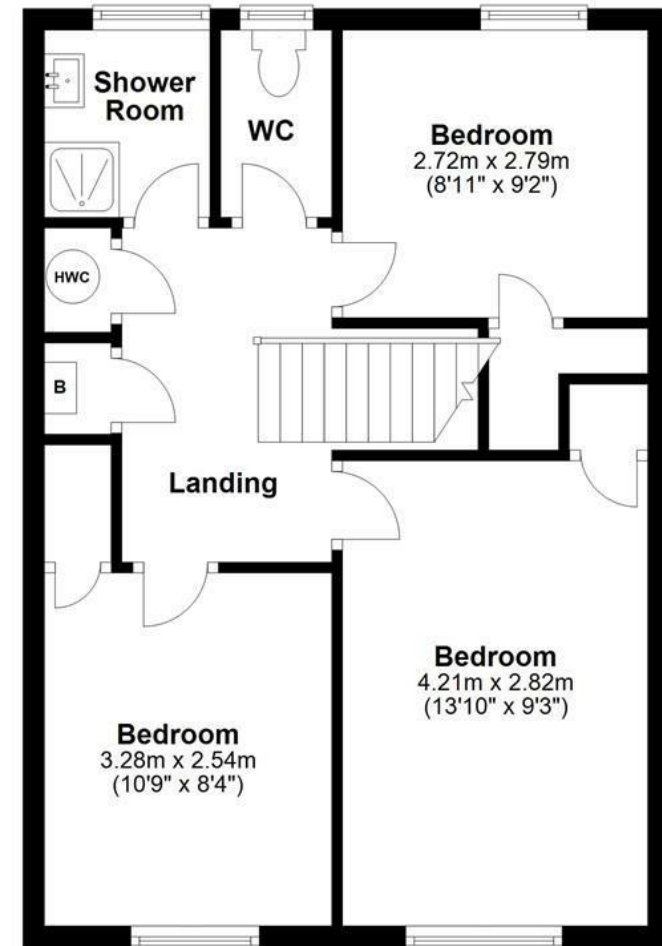
**Entrance  
Hall**



**Garage**  
5.45m x 2.53m  
(17'11" x 8'4")

## First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



**Shower  
Room**

**WC**

**Bedroom**  
2.72m x 2.79m  
(8'11" x 9'2")

**HWC**

**B**

**Landing**

**Bedroom**  
3.28m x 2.54m  
(10'9" x 8'4")

**Bedroom**  
4.21m x 2.82m  
(13'10" x 9'3")

Total area: approx. 106.9 sq. metres (1150.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.