



DRUCE
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15 Kingsbury Mews
St. Albans, AL3 4BY
Guide Price £665,000

A rarely available, spacious 2 bedroom home at end of a private drive within the select Kingsbury Mews development in the heart of historic St Michael's village. Built in 2009 in barn conversion style.

This stunning home comprises entrance hall, cloakroom, 27' x 17' open plan living/ dining room / kitchen with integrated appliances, 20' bedroom with en-suite shower room, 17' bedroom 2, family bathroom.. Courtyard garden.. 2 freehold parking spaces to front of house, additional visitors parking and communal grounds.

Kingsbury Mews is a sought after development close to the River Ver, the open spaces of Verulamium Park and picturesque St Michael's Village. The facilities of the City centre are within a mile and the mainline station into St Pancras International within 2 miles.

GROUND FLOOR

Entrance Hall

Cloakroom / W.C.

Wash basin with cupboard. W.C. Tiled floor.

Lounge / Dining Room / Kitchen

26'9 x 17'2 (8.15m x 5.23m)

Open plan. Dual aspect with windows to front and rear. Wood flooring. 2 radiators. Range of cupboards, wall cabinets with granite work surfaces, inset sink, Integrated appliances:-gas hob, electric oven, grill and microwave with extractor cooker hood, dish washer, fridge, freezer and washing machine. Door to courtyard garden. Under stairs cupboard.

FIRST FLOOR

Landing

Bedroom 1

20'2 x 8'6 (6.15m x 2.59m)

Window to front. Radiator. Vaulted ceiling.

En-suite shower room

6'1 x 5'4 (1.85m x 1.63m)

Tiled floor and walls. Velux window.. Shower cubicle with chrome shower fitting. wash basin with cupboard, W.C. Chrome radiator / towel rail.

Bedroom 2

16'7 x 8'6 (5.05m x 2.59m)

Window to front. Radiator. Vaulted ceiling.

Family Bathroom

6'1 x 8'5 (1.85m x 2.57m)

Tiled floor and walls. Panelled bath, wash basin with cupboard, W.C. chrome radiator / towel rail. Velux window. Cupboard with gas boiler.

OUTSIDE

Courtyard Garden

Paved terrace .Outside light. Cold water tap. Power point.

2 Parking Bays

Additional visitors parking.

Communal Grounds ,Driveway and Parking

There is an annual service charge covering maintenance of driveway, forecourt / parking area, communal grounds, lawned areas and borders--currently £660 p.a.

ALL MAINS SERVICES

EPC

Energy rating - C

Council Tax

Band -E

Total payable per annum -£2,345

Agents Note

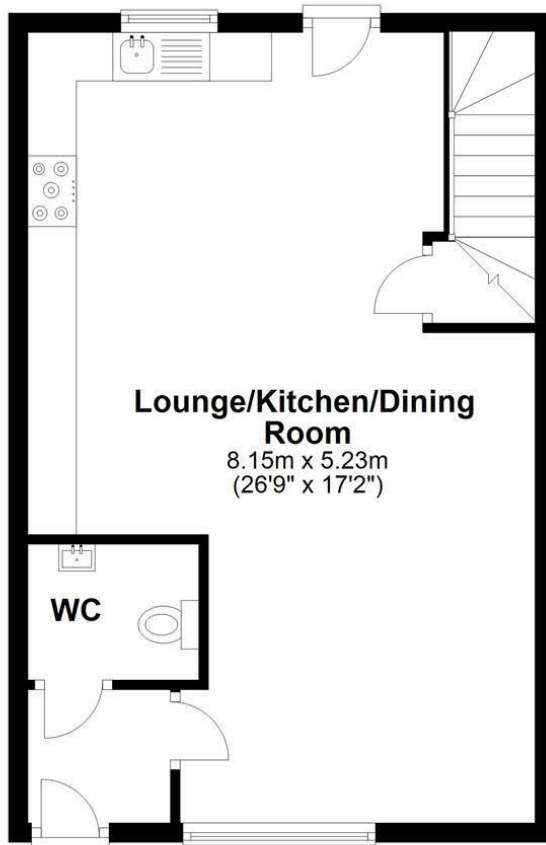
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Viewing

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

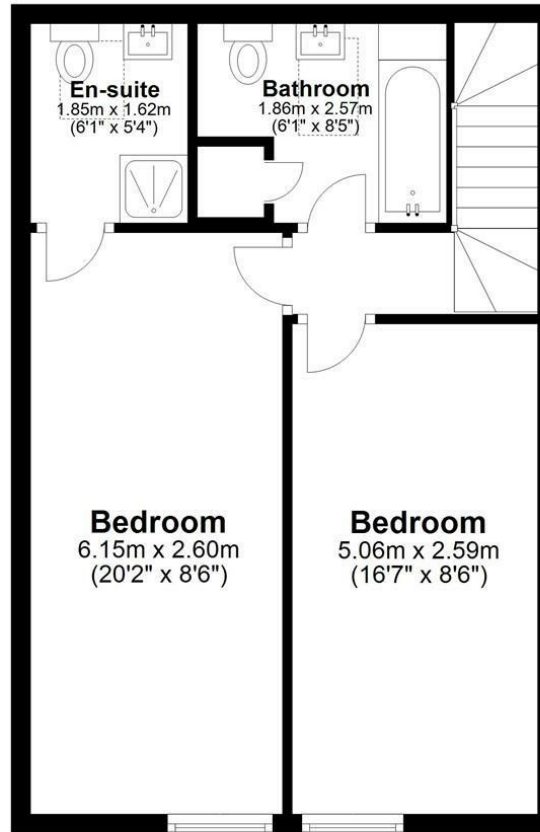
Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

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



