



DRUCE
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13 Blackthorn Close
St. Albans, AL4 9RP
Guide Price £1,200,000

A beautifully presented and recently extended 5 bedroom semi-detached house with 2 bathrooms with a private west facing rear garden in a quiet cul-de-sac within the highly sought after Marshalswick area close to outstanding schools including Sandringham Secondary, Skyswood Primary & Nursery, Wheatfields Junior and St John Fisher Catholic Primary schools.

The generous, well planned accommodation offers entrance hall with cloaks cupboard, a study area, modern cloakroom, a 24' comfortable lounge / dining room with feature fireplace opening into conservatory, a 23' well fitted kitchen / breakfast room and double doors onto large terrace and garden.

There are 5 bedrooms, a high quality en-suite shower room and family bathroom. Main bedroom with fitted wardrobe cupboards, double doors to Juliette Balcony and vaulted ceiling, spacious en-suite shower with vaulted ceiling, 3 further double bedrooms (2 with fitted wardrobe cupboards), bedroom 5 / study and quality family bathroom.

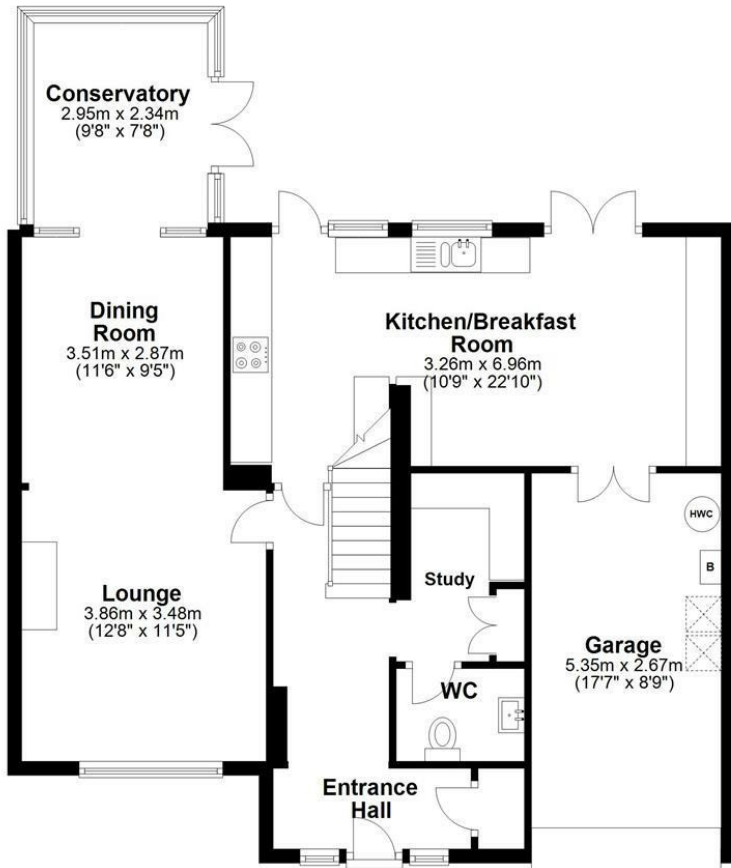
Wide driveway providing off street parking for multiple cars plus garage with electric roller door, a private west facing rear garden with large paved terrace, an open sided pergola -ideal for entertaining- and timber garden shed.

Blackthorn Close is a quiet cul-de-sac in sought after Marshalswick area within easy walk of thriving Quadrant shopping parade with a number of cafes, restaurants, M & S food hall and close green space of The Wick. St Albans City centre, the mainline station into St Pancras International is a short drive away and there is a regular bus service close by.



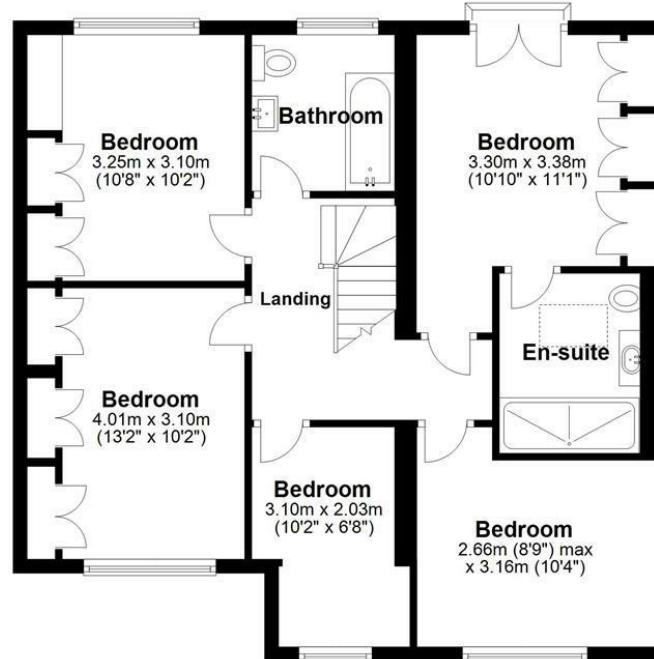
Ground Floor

Approx. 89.1 sq. metres (959.0 sq. feet)



First Floor

Approx. 72.5 sq. metres (780.4 sq. feet)



Total area: approx. 161.6 sq. metres (1739.4 sq. feet)

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

Ground Floor

Entrance Hall

Cloakroom

Study

Lounge

12'8 x 11'5 (3.86m x 3.48m)

Dining Room

11'6 x 9'5 (3.51m x 2.87m)

Conservatory

9'8 x 7'8 (2.95m x 2.34m)

Kitchen/ Breakfast Room

22'10 x 10'9 (6.96m x 3.28m)

First Floor

Bedroom 1

13'2 x 10'2 (4.01m x 3.10m)

En Suite Shower Room

Bedroom 2

11'1 x 10'10 (3.38m x 3.30m)

Bedroom 3

10'8 x 10'2 (3.25m x 3.10m)

Bedroom 4

10'4 x 8'9 (3.15m x 2.67m)

Bedroom 5

10'2 x 6'8 (3.10m x 2.03m)

Bathroom

Outside

Garage

17'7 x 8'9 (5.36m x 2.67m)

All Mains Services

EPC

Band - C

Council Tax

Band E - payable per annum £2687

Viewing

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
	EU Directive 2002/91/EC	

