



DRUCE
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2 Church Crescent
St. Albans, AL3 5JD
Guide Price £1,050,000

A substantial bay-fronted 4 double bedroom semi-detached Victorian family house with off street parking in a prime Central Conservation Area within easy reach of city centre amenities, regarded schools, St Albans Abbey and Verulamium Park and the mainline station into St. Pancras International.

Potential to update with 3 generous reception rooms and period features including high ceilings and sash windows. Roof top views across to St Albans Abbey.

GROUND FLOOR

Entrance Porch

Entrance Hall

Tiled floor. Radiator.

Living Room

14'1 x 11'11 (4.29m x 3.63m)

Wide bay with deep sash windows. Cast iron fireplace with wood mantle and surround.

Radiator. Double doors to:-

Family Room

12'0 x 9'10 (3.66m x 3.00m)

Fitted cupboards and book shelves. Sash window to side. Radiator.

LOWER GROUND FLOOR

Hallway.

Walk-in cupboard.

Cloakroom

Kitchen

12'0 x 9'10 (3.66m x 3.00m)

Range of fitted cupboards. Single drainer 11/2 bowl sink. Recess & plumbing for washing machine and dish washer. Hob and electric oven.. Space for fridge / freezer. Windows to side & rear. Opening into

Dining Room

11'11 x 11'11 (3.63m x 3.63m)

Wide bay with sash windows to front.

FIRST FLOOR

Landing

Radiator. Staircase to second floor

Bedroom 1

15'10 x 14'3 (4.83m x 4.34m)

Wide bay with 2 deep sash windows to front. Radiator.

Bedroom 2

12'1 x 9'11 (3.68m x 3.02m)

Fitted wardrobe cupboards. Radiator. Sash window to side with roof top views across to St.Albans Abbey.

Bathroom

Part tiled walls. Panelled bath with mixer tap and shower connection. Wash hand basin. W.C. Chrome radiator / towel rail. Opaque window.

SECOND FLOOR

Landing

Shelved cupboard.

Bedroom 3

15'11 x 12'1 (4.85m x 3.68m)

Radiator. Velux window. Sash window to side with roof top views across to St Albans Abbey.

Bedroom 4

12'10 x 10'0 (3.91m x 3.05m)

Radiator. Velux window. Sash window to side with roof top views across to St Albans Abbey.

OUTSIDE

Gardens to front, side and rear

Set behind brick wall. Steps up to front door. Side garden area . Rear crazy paved courtyard garden. Double gates to hard standing PARKING AREA .

ALL MAINS SERVICES

Council Tax

Council Tax band – F – £2,832.50 p.a.

EPC

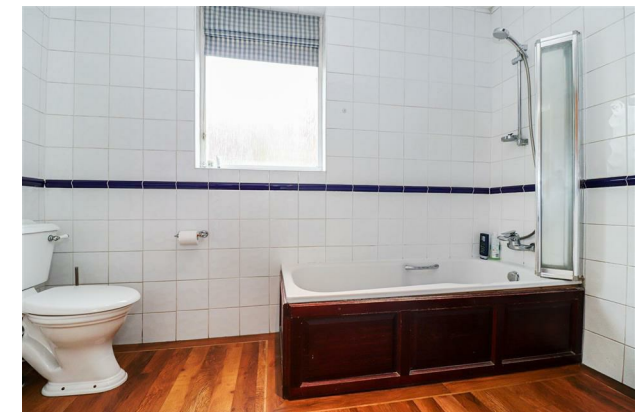
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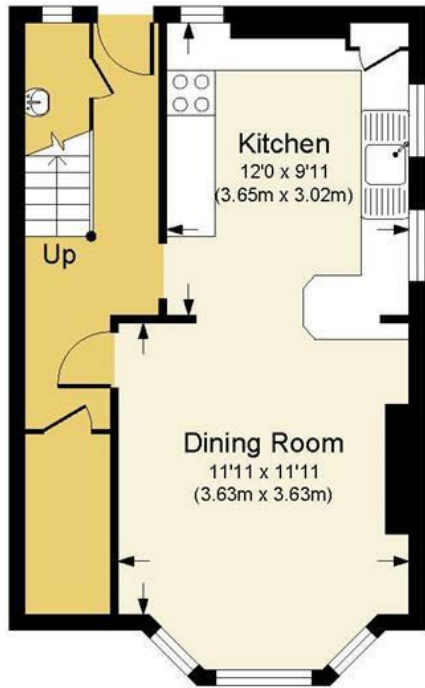
Agents Note

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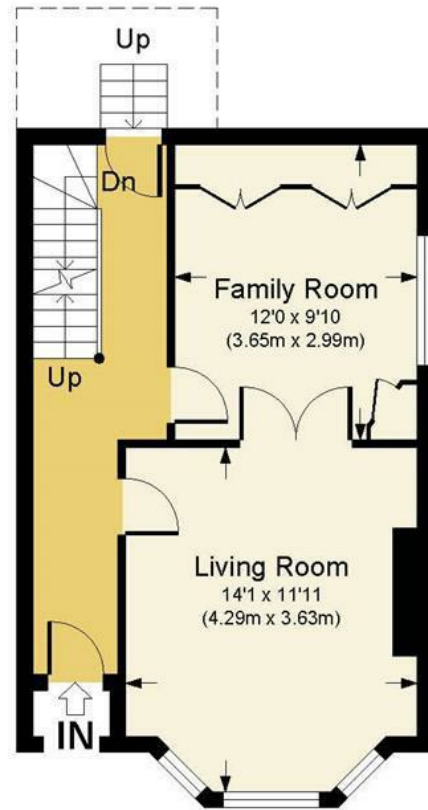
Viewing

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

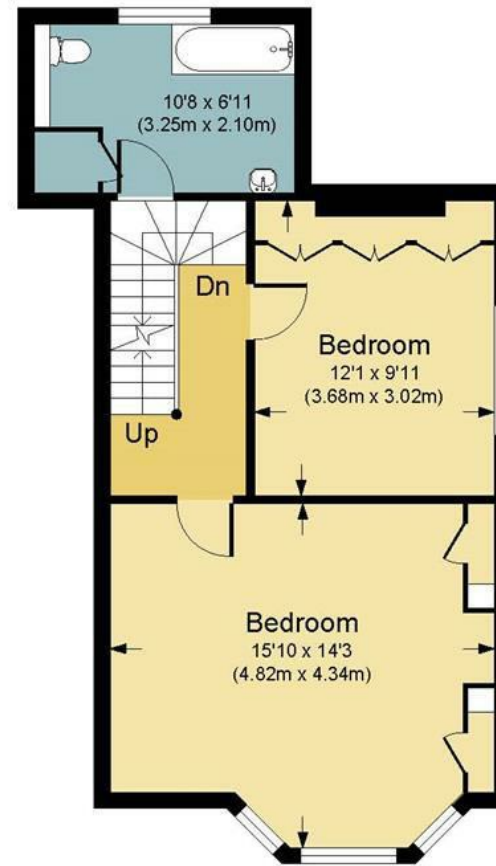




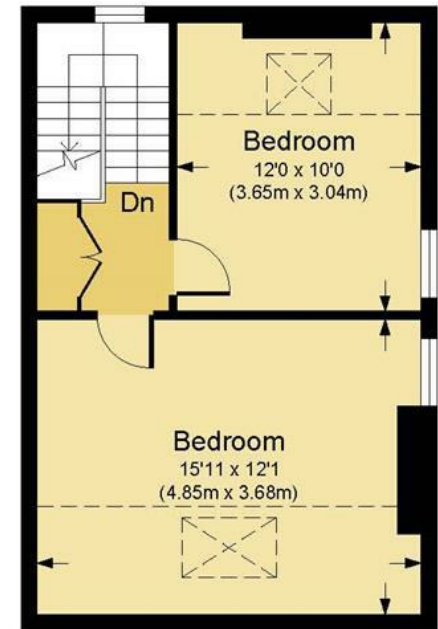
Lower Ground Floor



Ground Floor



First Floor



Second Floor

CHURCH CRESCENT, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1646.34 SQ FT / 152.95 SQ M.

