



DRUCE
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22 Mile House Lane
St Albans, AL1 1TB
Guide Price £1,095,000

22 MILE HOUSE LANE

An attractive 1930's Detached character house with a superb 140 ft mature rear garden in a popular and convenient residential area approximately a mile from the City centre and mainline station into St Pancras International. The property has potential to extend, subject to planning.

The accommodation comprises :-entrance hall, cloakroom, living room with cast iron fireplace, dining room with cast iron fireplace, well fitted kitchen with integrated dish washer, electric oven, microwave, gas hob and extractor, 3 generous bedrooms with en-suite to bed 3, and a well fitted bathroom. The double length garage with electric door is currently part used as a utility / workshop.

There are leaded light, double glazed windows throughout with full height patio doors in living room and kitchen onto terrace and mature rear garden with sliding patio doors from bedroom 1 to the balcony with lovely views over the rear garden.

Set well back from Mile House Lane with large forecourt providing off street parking for multiple cars, side gate and passage to large, paved terrace with covered seating area and lovely mature 140 ft rear garden with variety of mature trees and shrubs providing excellent natural screening. The garden is laid out in a number of areas with lawn, garden shed, summer house, greenhouse, kitchen garden, winding pathways, wrought iron gate to "secret garden".

The property is set in a popular and convenient location within easy reach of the mainline station with its fast services via St Pancras International to the City (19 mins) Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The vibrant City centre with its wealth of amenities including shopping, leisure activities, golf courses, parks are close at hand as are favoured primary and secondary schooling both state and private. St Albans Abbey, Verulamium Park and Lakes are easily accessible.







GROUND FLOOR

Entrance Hall

Cloakroom

Dining Room

13'2 x 12'2 (4.01m x 3.71m)

Living Room

16'6 x 12'2 (5.03m x 3.71m)

Kitchen

16'3 x 8'4 (4.95m x 2.54m)

FIRST FLOOR

Bedroom 1 with balcony

13'1 x 12'2 (3.99m x 3.71m)

Lovely views over rear garden.

Bedroom 2

13'2 x 12'2 (4.01m x 3.71m)

Bedroom 3

10'1 x 8'4 (3.07m x 2.54m)

En-suite Shower Room

Bathroom

OUTSIDE

Garage

18'11 x 10'6 (5.77m x 3.20m)

Communicating with:-

Utility/Workshop

18'6 x 10'6 (5.64m x 3.20m)

Mature Selcuded 140ft Rear Garden

Large Paved terrace with covered seating area.

Summer House

10' x 8'3 (3.05m x 2.51m)

2 Garden Sheds, Conservatory & Kitchen Garden

ALL MAINS SERVICES

Council Tax

Band - F - £3,176 p.a

EPC

Band - D

Viewing

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

Agents Note

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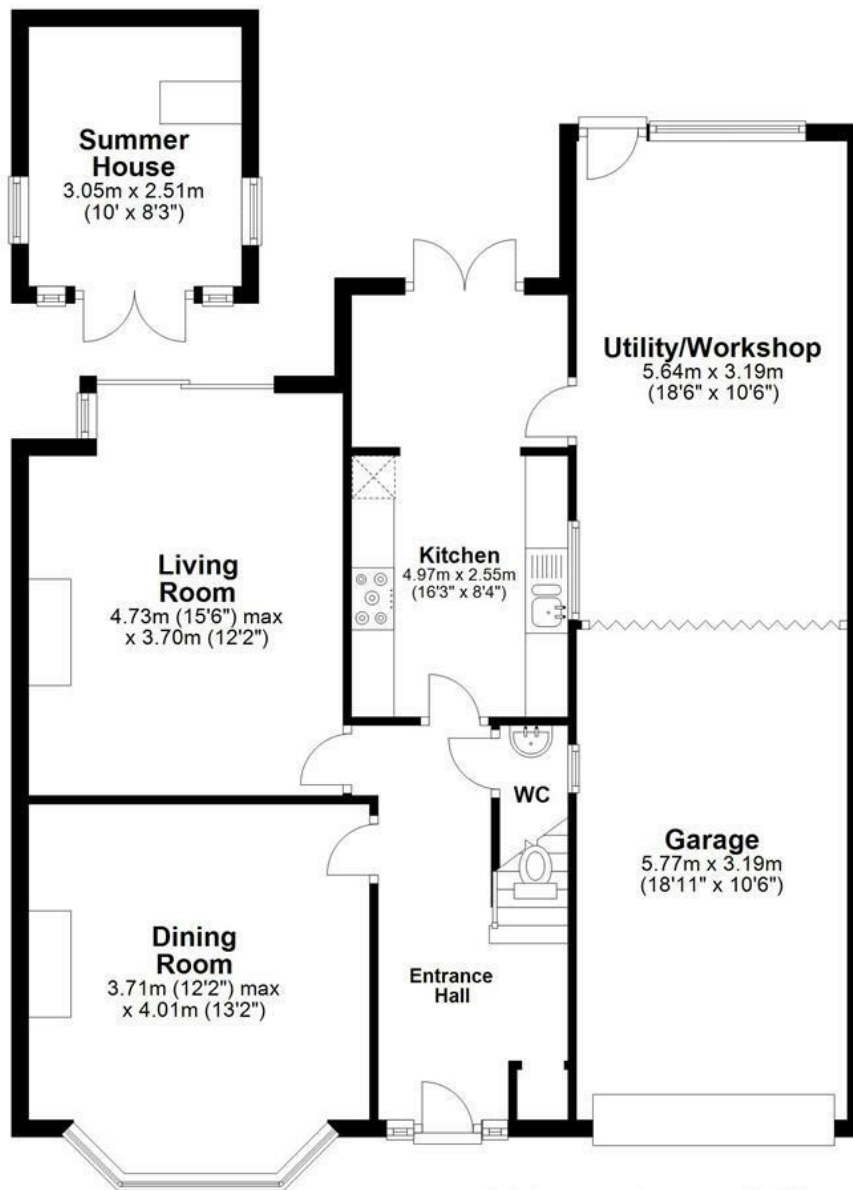




Ground Floor

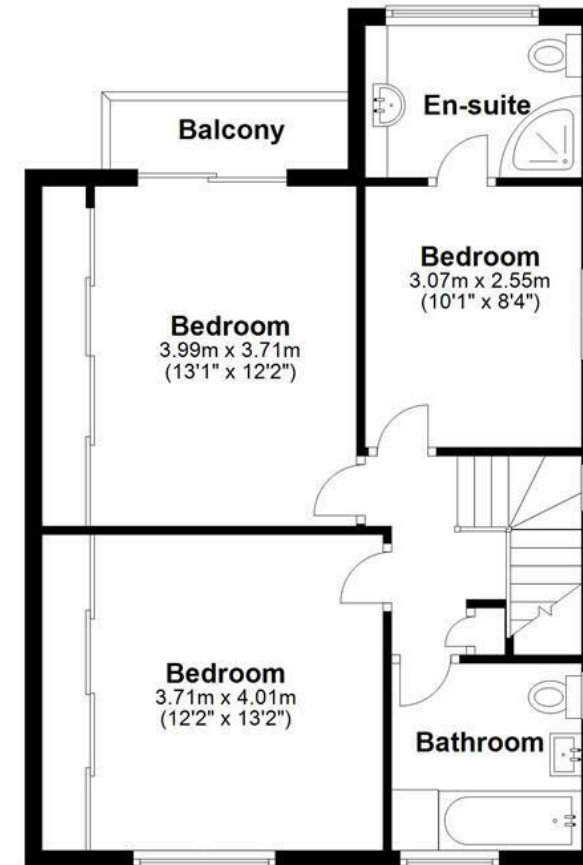
Main area: approx. 57.0 sq. metres (613.2 sq. feet)

Plus garages, approx. 18.4 sq. metres (197.9 sq. feet)
Plus outbuildings, approx. 25.6 sq. metres (276.0 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



Main area: Approx. 111.3 sq. metres (1198.5 sq. feet)

Plus garages, approx. 18.4 sq. metres (197.9 sq. feet)
Plus outbuildings, approx. 25.6 sq. metres (276.0 sq. feet)

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