



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

A superbly presented three bedroom semi detached family house, formerly part of a Victorian Church Hall, with a Garage at the rear of 50' mature garden in a central Conservation Area close to the City centre amenities, St Albans Abbey, Verulamium Park and local parks.

The property provides well proportioned accommodation - entrance hall, cloakroom, superb 27' x 21' max sitting/dining room, fitted kitchen with integrated appliances, three bedrooms and a bathroom.

St Albans mainline station into St Pancras International is a mile away. M1, M25 Motorway links are easily accessible.



GROUND FLOOR

Entrance Hall

Original front double doors.

Cloakroom

Corner wash hand basin. WC. Radiator. Tiled floor. High level opaque window.

L-shaped Living / Dining Room

27'3" x 20'9" max (8.23m x 6.32m max)

Feature brick fireplace with inset gas fire and tiled hearth. Shuttered windows to front side and rear with French doors to terrace and garden. Radiators. Cupboard with gas boiler.

Kitchen

10'11" x 10'2" (3.33 x 3.10)

Re-fitted with Corian work surfaces, range of fitted cupboards, drawers, and wall cabinets. Integrated double oven, induction hob, extractor, dish washer, fridge and freezer. Cupboard with integrated tumble dryer and washing machine. Inset sink with mixer taps and Quooker hot tap. Radiator. Inset ceiling lights. Door and window to terrace and garden.

FIRST FLOOR

Landing

Side-aspect shuttered window. Loft access. Double doors to wide airing cupboard and hot water cylinder.

Bedroom 1

14'8" x 11'5" (4.47m x 3.48m)

Range of fitted wardrobes. Shuttered window to front. Radiator. Feature timber detail.

Bedroom 2

12'4" x 11'5" (3.76m x 3.48m)

Range of fitted wardrobes. Shuttered window over garden. Radiator. Feature timber detail.

Bedroom 3

9'1" x 8'5" (2.77m x 2.57m)

Shuttered window to front. Radiator. Fitted shelving.

Bathroom

White suite with panelled bath with chrome shower fitting. Wash hand basin and WC with cupboards under. Fully tiled walls. Chrome heated towel rail. Inset ceiling lights. Opaque windows. Shaver point.

OUTSIDE

Front Garden

Wrought iron railing and path to front door. Gate and side access to rear garden.

Approx 50 ft established rear garden

Paved terrace, pond with rockery, laid to lawn with attractive, well stocked flower and shrub borders, seating area. Outside tap. Path and side door to Garage and gate to Christchurch Close.

Brick Garage

15'9" x 8'6" (4.80m x 2.59m)

Light and power and electric roller door. Access to boarded roof space. Vehicular access via Christchurch Close off Worley Road

Zoned Residents Permit Parking Area

All Mains Services

EPC

Energy rating - D

Council Tax

Band F. Currently £3,112.94 pa

Agents Note

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Viewing

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



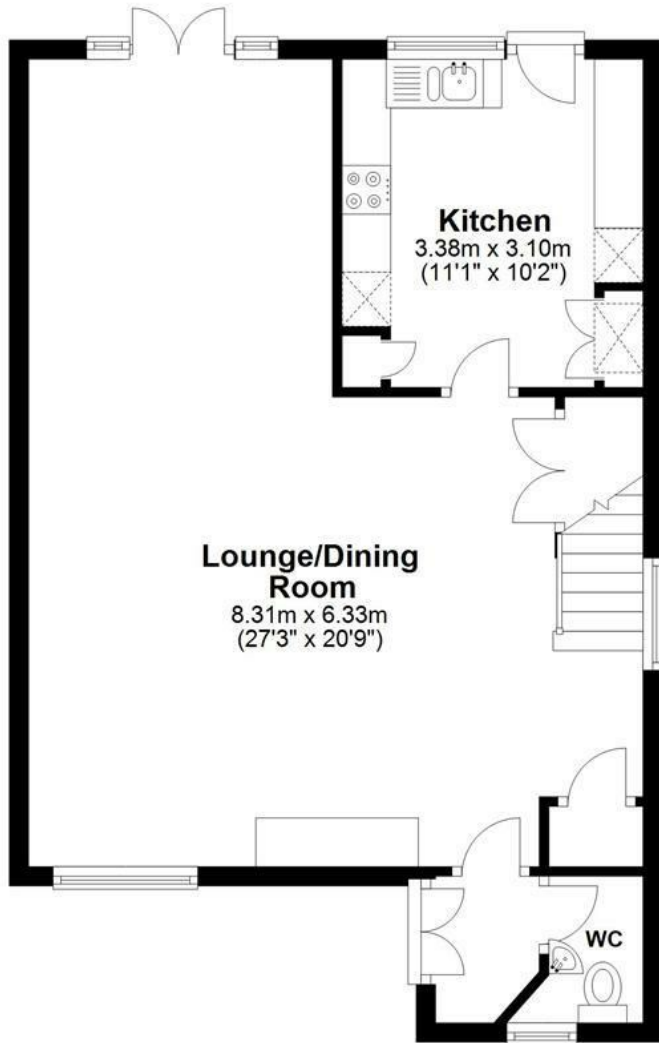






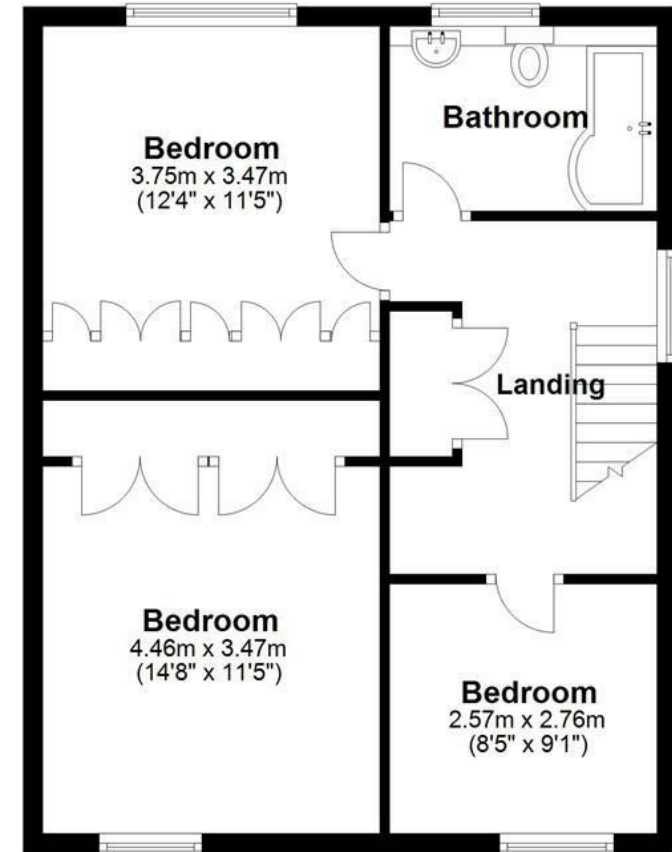
Ground Floor

Main area: approx. 56.0 sq. metres (602.9 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Main area: Approx. 108.6 sq. metres (1168.9 sq. feet)

Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)

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