



DRUCE
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7 Ridgmont Road
St. Albans, Hertfordshire AL1 3AG
Guide Price £1,650,000

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A fine 6 bedroom Edwardian Detached Family House in a prestigious central tree lined road of similar period properties within a minutes walk of the mainline station and within easy reach of St Albans City centre.

On the market for the first time in almost 50 years this impressive period property has superb potential to refurbish and extend (subject to appropriate planning permission) and retains character features including high ceilings, ornate cornicing, sash windows, deep skirtings and period fireplaces.

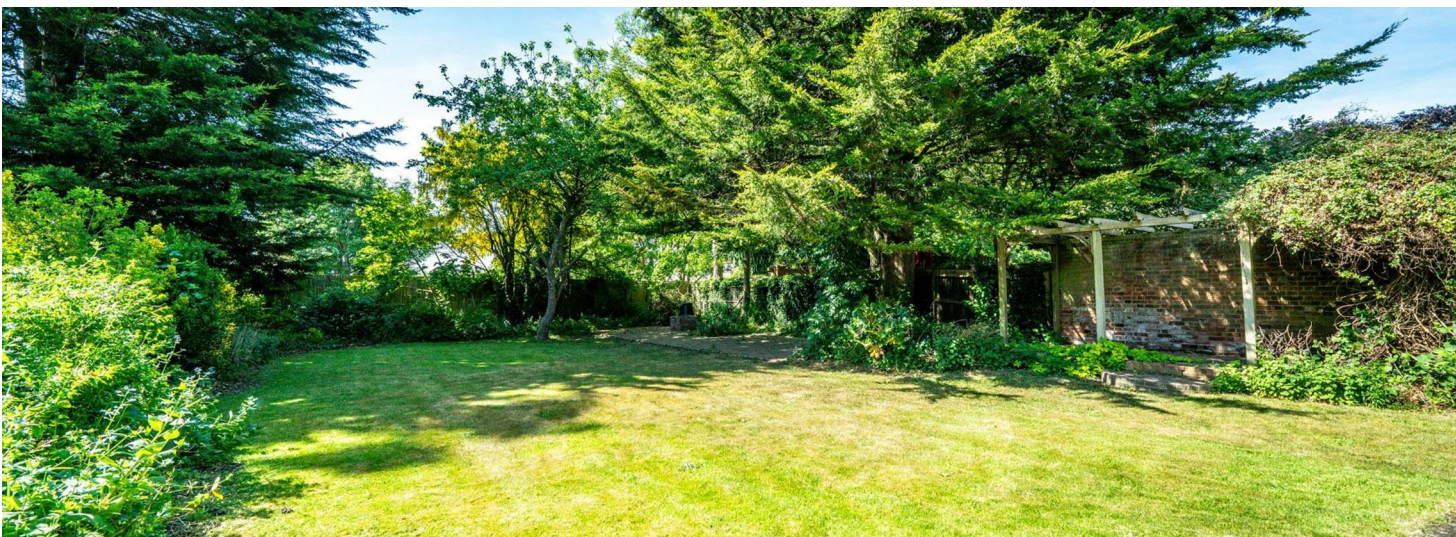
There is a spacious reception hall, sitting room, dining room, living room, breakfast / kitchen, utility room, guest cloakroom. There are 4 bedrooms on the first floor with bathroom, separate WC and a shower room with a further 2 bedrooms and generous eaves storage on the second floor.

An in - out driveway providing ample parking and a detached garage, double gates to 90 ft approx west facing mature rear garden with terrace, variety of trees and well stocked shrub borders.

Situation.

The historic City of St Albans offers a comprehensive range of shopping, twice weekly market, restaurants, leisure facilities with excellent state and public schools. Clarence Park and Verulamium Park are within easy reach.

For the commuter there is a fast train link to London St Pancras International with interconnecting Eurostar service to Paris, Brussels and Amsterdam. M25 and M1 links are close by to airports at Heathrow, Luton and Stanstead.





Ground Floor

Approx. 102.6 sq. metres (1104.5 sq. feet)



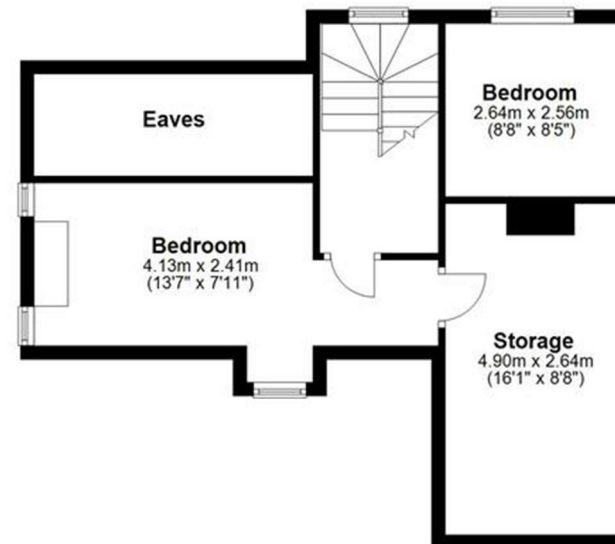
First Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Second Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 226.5 sq. metres (2438.1 sq. feet)



GROUND FLOOR

Entrance Hall

Sitting Room

17'7 x 12'10 (5.36m x 3.91m)

Dining Room

14'10 x 14'3 (4.52m x 4.34m)

Study

10'11 x 9'11 (3.33m x 3.02m)

Guest Cloakroom

Kitchen/ Breakfast Room

16'3 x 8'10 (4.95m x 2.69m)

Utility

13'0 x 4'8 (3.96m x 1.42m)

FIRST FLOOR

Landing

Bedroom1

14'10 x 13'1 (4.52m x 3.99m)

Bedroom 2

14'6 x 12'8 (4.42m x 3.86m)

Bedroom 3

11'2 x 10'2 (3.40m x 3.10m)

Bedroom 4

11'3 x 8'10 (3.43m x 2.69m)

Bathroom

Separate W.C

Shower Room

SECOND FLOOR

Landing

Bedroom 5

19' x 8'0 (5.79m x 2.44m)

Bedroom 6

11'2 x 7'10 (3.40m x 2.39m)

Eaves Storage

OUTSIDE

In-out driveway

Providing ample off road parking. Double gates to Rear Garden

Detached Garage

18'10 x 9'7 (5.74m x 2.92m)

West Facing 90 ft Rear Garden

Approx 90 ft deep and 60 ft wide. Mainly lawned with well stocked borders and variety of mature trees.

All Mains Services

Council Tax

Band - G - £3,843p.a

EPC

Energy Performance Certificate Rating - Band E

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

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

