



DRUCE
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9 Monks Close
St. Albans, AL1 2EW
Guide Price £515,000

9 Monks Close

A Three Bedroom Semi-Detached Home with Scope for Extension

Tucked away in a small cul-de-sac on the south side of St Albans, this three bedroom semi-detached home offers an excellent opportunity for buyers looking to create a property to their own taste. In need of full refurbishment, the house also provides **scope for extension (subject to planning permission)**, making it an exciting prospect for families and investors alike.

The property is ideally positioned just **one mile from St Albans mainline station**, with fast links into London St Pancras International, and within easy reach of the **city centre** with its wide selection of shops, restaurants, and leisure facilities. The location also benefits from access to **playing fields, a children's play area**, and the **Alban Way**, a popular walking and cycling route to the mainline station.

Accommodation

On the ground floor, the entrance hall leads to a bright lounge, a separate dining room overlooking the garden, and a kitchen with direct access to the rear garden. Upstairs, there are three bedrooms, a family bathroom, and a separate W.C.

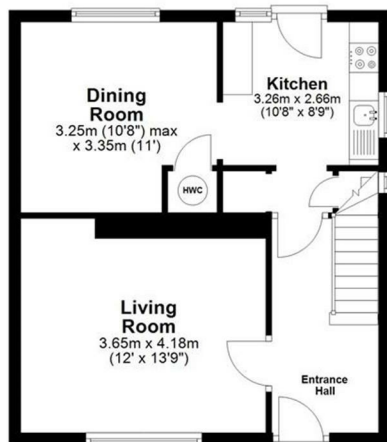
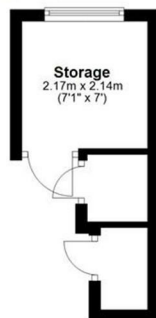
Outside

To the front is a lawned garden set behind a hedge, while to the rear lies a **generous 84 ft mature garden** backing onto playing fields and woodland, offering a high degree of privacy and plenty of space for family enjoyment. There are also three brick-built stores and side access to the front.



Ground Floor

Main area: approx. 42.5 sq. metres (457.6 sq. feet)
Plus outbuildings: approx. 7.1 sq. metres (76.6 sq. feet)



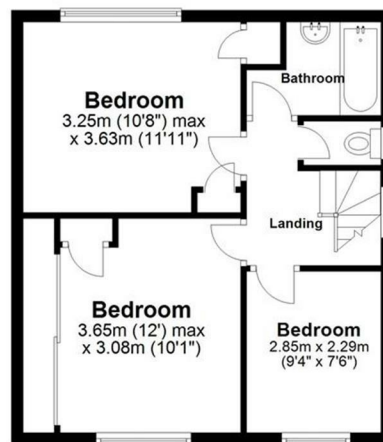
Main area: Approx. 85.1 sq. metres (915.6 sq. feet)

Plus outbuildings: approx. 7.1 sq. metres (76.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □

First Floor



GROUND FLOOR

Entrance Hall

Lounge

13'9 x 12'0 (4.19m x 3.66m)

Dining Room

11'0 x 10'8 (3.35m x 3.292m)

Kitchen

10'8 x 8'8 (3.25m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1

12'1 x 10'1 (3.68m x 3.07m)

Bedroom 2

11'11 x 10'8 (3.63m x 3.25m)

Bedroom 3

8'4 x 7'6 (2.54m x 2.29m)

Bathroom

Separate W.C.

OUTSIDE

3 Brick Stores

Front Garden

Approx 84 ft Rear Garden

ALL MAINS SERVICES

Council Tax

Band - D - £2,306p.a

EPC

Band - D

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

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