



Sleapcross Gardens, Smallford, St Albans, AL4 0RX

This FOUR bedroom semi-detached family home is ideal for a larger family. With well-presented ground floor accommodation, EN-SUITE to master bedroom and featuring a larger than average garden, the property is of a great size. Briefly encompassing a large kitchen/dining area, utility/storage room, separate living room, three double bedrooms and a GATED driveway, the house is able to cater for a variety of discerning buyers.

Sleapcross Gardens is a small cul-de-sac location in the popular village of Smallford and located to the East side of St Albans offering ease of access to the motorway network, St Albans City centre and Hatfield which both offer mainline train services to London.



ACCOMMODATION

Entrance Porch

Frosted double glazed windows to either side, internal door leading to hallway and engineered oak flooring.

Hall

Engineered oak flooring with carpeted stairs leading to first floor and doors to living room, kitchen and living/dining room.

Living Room

16'1 x 11'9 (4.90m x 3.58m)

Engineered oak flooring with double glazed bay window to front, radiator and feature electric fireplace.

Living/Dining Room

17'7 x 17'2 (5.36m x 5.23m)

Engineered oak flooring, window to rear, double glazed sliding door to garden, door to rear hall and radiator.

Kitchen

18'1 x 9' (5.51m x 2.74m)

Quartz tiled flooring, granite worktops, integral fridge and freezer with separate free-standing fridge/freezer, space for dishwasher, gas hob with extractor fan hood and electric oven, two separate wall mounted electric ovens, integrated double sink drain off area, range of wall and base units with tiled splash back areas and double glazed window to front.

Rear Lobby

Engineered oak flooring with doors to downstairs shower room and garden room.

Shower Room

Ceramic tiled flooring and walls, shower cubicle, fitted sink on storage cabinet, low level W.C, heated towel rail and frosted window to rear.

Garden Room

31'4 x 6'11 (9.55m x 2.11m)

Laminate flooring with doors to garden and utility/store room.

Utility/Store

11'7 x 9'7 (3.53m x 2.92m)

Sink with drain off area on a line of fitted base units, ceramic tiled flooring, space for washing machine and dishwasher with door to garage.

FIRST FLOOR



Landing

Stairs from hallway leading to landing space providing access to four bedrooms and family bathroom.

Bedroom One

13'1 x 8'11 (3.99m x 2.72m)

Window to front, radiator and fitted wardrobes on two walls with door to en-suite.

En-Suite

Ceramic tiled floor and walls, corner shower cubicle, heated towel rail, fitted sink on storage unit with vanity wall mounted mirror, window to rear and low level W.C.

Bathroom

Ceramic tiled floor and walls, corner bath unit with shower over, heated towel rail, fitted sink on storage unit with low level W.C.

Bedroom Two

11'9 (max) x 11'2 (3.58m (max) x 3.40m)

Radiator, window to rear and fitted wardrobes.

Bedroom Three

11'11 x 11 (max) (3.63m x 0.28m (max))

Radiator, bay window to front and fitted wardrobes.

Bedroom Four

7'1 x 6'11 (2.16m x 2.11m)

Window to front and radiator.

EXTERIOR

Front Garden

Block paved driveway enclosed by brick walls and roller shutter gate with remote controlled access, partly laid to lawn with mature shrub borders and access to garage.

Rear Garden

Measuring roughly 180ft. in length mainly laid to lawn with timber decking area, enclosed by timber panelled fencing, mature shrub borders, small pond and shed to rear.

Garage

Single garage with power and light with roll-top shutter door.

Viewing Information

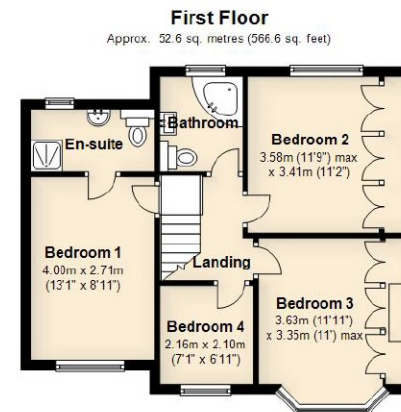
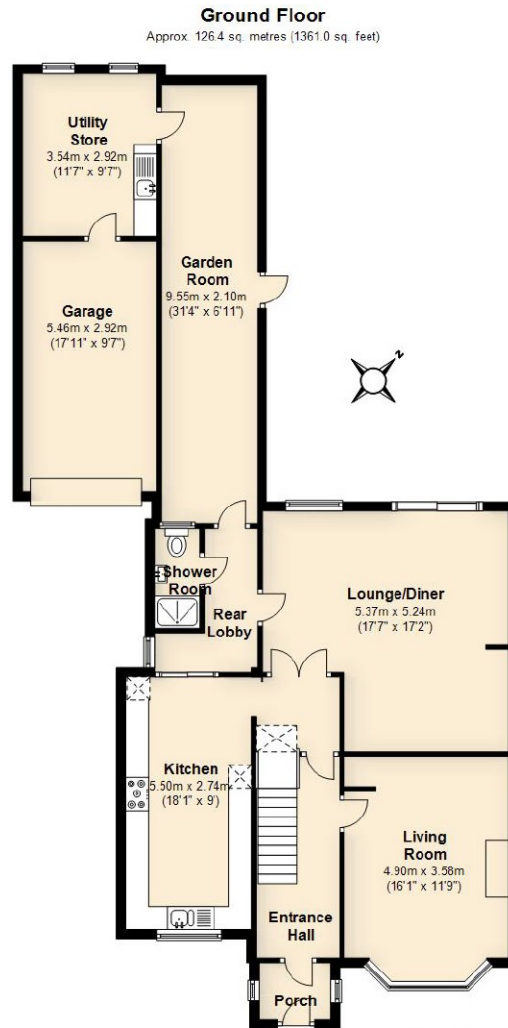
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Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



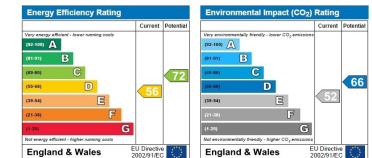




Total area: approx. 179.1 sq. metres (1927.6 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

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