



16 Valerie Close, St. Albans, AL1 5JD

This five-bedroom extended semi-detached family home is located in a peaceful residential cul-de-sac, close to highly regarded schooling and within walking distance of the mainline station.

The property provides spacious well-planned accommodation arranged over three floors with a bright and airy open plan kitchen/diner overlooking a well-tended rear garden.

There is a separate cosy bay fronted living room and handy utility room with separate WC and on the upper floors, five bedrooms, family bathroom and additional shower room.

To the front of the property there is a driveway providing off street parking with gated side access leading to the garden which enjoys a patio area, large summer house which offers scope to create a home office.

Valerie Close is located on the East side of St Albans with a good selection of day-to day amenities on Hatfield Road with a supermarket, local restaurants, coffee shops and delicatessens.



ACCOMMODATION

Entrance

Steps up to part glazed front door opening into entrance porch. Door into entrance hall.

Entrance Hall

Wide and welcoming entrance hall, wooden flooring, stairs rising to first floor, doors to..

Family Room

11'5x10'11 (3.48m x 3.33m)

Bay fronted living room, fitted shelving, radiator, feature fireplace.

Cloakroom

Low level WC, hand basin, part tiled walls, window to side.

Open Plan Kitchen/Diner

24'3x21 (7.39m x 0.53m)

Impressive L- shaped room with part vaulted ceiling with Velux window, further windows to rear, double doors onto the garden, wooden flooring, two radiators. The kitchen area enjoys an extensive range of modern wall, base and drawer units with contrasting work surface over, inset sink, integrated Miele dishwasher, Rangemaster cooker, extractor unit with light over, contrasting coloured splashback, space for fridge freezer, spotlights, vinyl flooring, door to...

Utility Room

6'11x7'5 (2.11m x 2.26m)

Door to side, storage cupboards, sink, space for washing machine, boiler, Santon Premier Plus water system.

FIRST FLOOR

Landing

Staircase to second floor, window to side, doors to..

Bedroom Two

12'4x14'4 (3.76m x 4.37m)

Window to rear, radiator, built in storage.

Bedroom Three

11'5x11'1 (3.48m x 3.38m)

Window to front, radiator.

Bedroom Four

11'1x6'9 (3.38m x 2.06m)

Window to rear, radiator.



Bedroom Five

7'9x6'5 (2.36m x 1.96m)

Window to front, radiator.

Bathroom

11'3x5'4 (3.43m x 1.63m)

White suite, low level WC, wash hand basin, bath with Aqualisa shower over, tiled splash back, radiator, window to rear.

SECOND FLOOR

Landing

Door to..

Bedroom One

19'1x15'9 (5.82m x 4.80m)

Well proportioned dual aspect room with Velux windows to front, further window to rear, radiator, wooden flooring.

En-Suite Shower Room

White suite, low level WC, pedestal wash basin, Aqualisa shower, tiled splash back and floor, radiator, window.

EXTERIOR

Front

The front of the property has bloc pave driveway providing off street parking, gated access to the side of rear garden.

Rear Garden

Attractive York stone patio area arranged over two levels and garden laid to lawn, shrubs and plants, outbuilding.

Outbuilding

Well proportioned timber outbuilding with double doors and windows overlooking the garden which could be ideal as a home office for those who are having to work from home.

Viewing Information

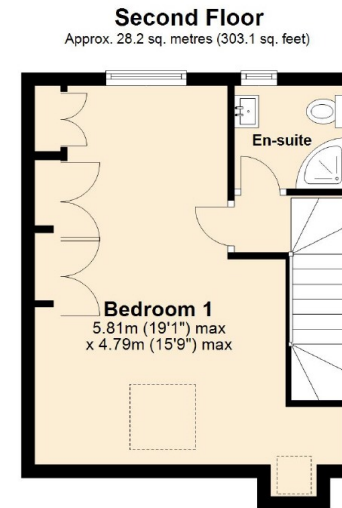
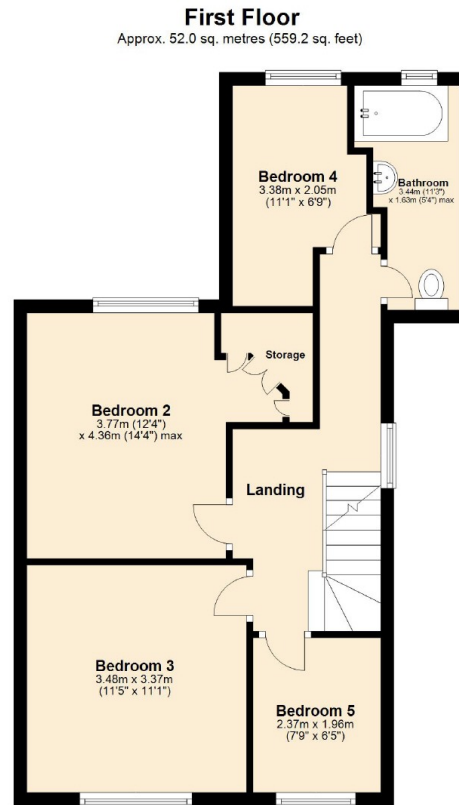
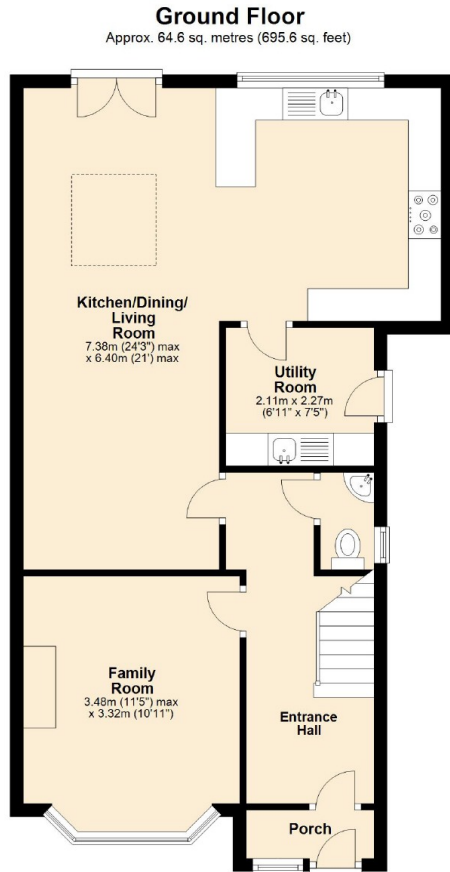
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Environmental Impact Rating

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. 144.7 sq. metres (1557.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
The total square area does not include a garage.
Plan produced using PlanUp.

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