



Warwick Road, St. Albans, AL1 4DJ

DETACHED BUNGALOW WITH WIDE PLOT - DEVELOPMENT OPPORTUNITY
SUBJECT TO PLANNING

Located in the heart of Bernards Heath in a quiet residential cul-de-sac is this three bedroom detached bungalow on a wide plot.

The property can be enjoyed as a wonderful home for a buyer or for those seeking a development opportunity offering scope subject to planning to create more than one dwelling and the property historically did have planning permission approved for three houses to be built on the site.

The property enjoys a carriage driveway and a detached double garage and the accommodation is arranged all on one level with a welcoming entrance hall, spacious living room opening into a conservatory, a separate kitchen, three bedrooms, bathroom and cloakroom. To the rear of the property is a lovingly and cared for rear garden with a wide variety of mature shrubs and plants and gated side access.

Warwick Road forms part of the sought after Bernards Heath area close to well regarded schooling, local coffee shops and within walking distance of the mainline station and the city centre, making this an attractive proposition for a wide variety of buyers both young families with work commitments in centra London and those seeking a detached bungalow to downsize to.

For those that want to enjoy some tranquility there are woodland walks close by on Bernards Heath.



ACCOMMODATION

Entrance

Door opening into:

Entrance Hall

Radiator, double coat cupboard, linen cupboard, doors to:

Kitchen

7'4 x 10'8 (2.24m x 3.25m)

Window to front, sink with mixer tap, range of units, hob, oven, space and plumbing for washing machine, space for fridge freezer, door to side.

Living Room

18'5 x 7'4 (5.61m x 2.24m)

Radiator, window to rear, Jotel log burning stove, door to:

Conservatory

8'5 x 7'4 (2.57m x 2.24m)

UPVC brick base conservatory, plug in electric radiator, windows and doors opening onto the garden.

Bedroom One

11'11 x 12'10 (3.63m x 3.91m)

Double bedroom, parquet flooring, radiator, window to rear, double wardrobe.

Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)

Double bedroom, radiator, window to front, double wardrobe.

Bedroom Three

11'11 x 7'11 (3.63m x 2.41m)

Double bedroom, radiator, window to rear.



Bathroom

Radiator, window to front, tiled walls and floor, separate shower, bath, wc, washbasin, spotlights.

Cloakroom

Window to front, wc, washbasin, radiator.

EXTERIOR

Front

Carriage driveway with shrubs and plants along the curbside.

Double Garage

Sliding doors, light and power, door to garden.

Rear Garden

Patio area, lawn, shrubs and plants, side patio area, gated side access.

Agents Note

The property has historic planning permission for the development of three, three bedroom houses which was granted on appeal in 2001. Further information available on request.

Viewing Information

By appointment only with BRADFORD & HOWLEY, through whom all negotiations should be conducted.

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.





Ground Floor

Approx. 125.6 sq. metres (1351.6 sq. feet)



Total area: approx. 125.6 sq. metres (1351.6 sq. feet)

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

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