



Warwick Road, St. Albans, AL1 4DJ Guide price £850,000

# 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**

 $7'4 \times 10'8$  (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.



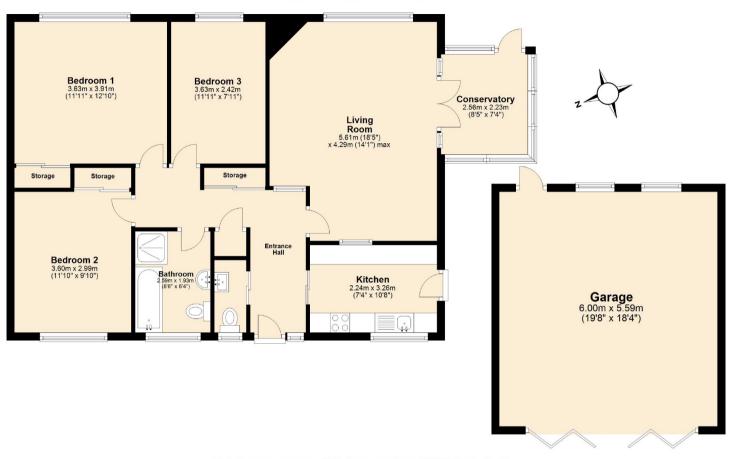






Ground Floor

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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.



#### bradfordandhowley.com

- ♥ @Bradford\_Howley
- **f** BradfordandHowley

37 Chequer Street St Albans Herts AL1 3YJ stalbans@bradfordandhowley.com



