



7 Edward Close, St. Albans, Hertfordshire AL1 5EN

Guide price £1,000,000 Freehold



7 Edward Close

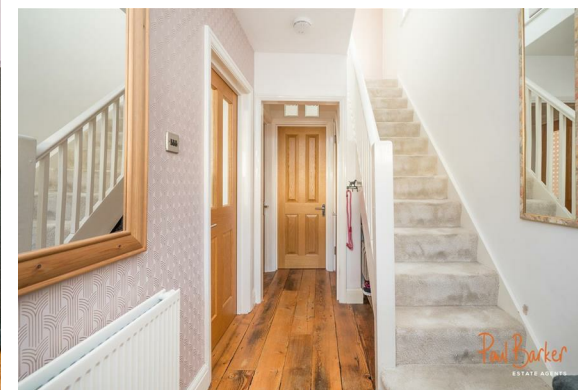
St. Albans, Hertfordshire AL1 5EN

A beautifully presented four double bedroom 1930's semi-detached house with a multi-functional outbuilding located in a quiet and friendly cul-de-sac within five minutes walk of the mainline train station into St Pancras International.

The accommodation begins with a covered porch and front door into a welcoming entrance hall with stairs to the first floor and doors to rooms. There's a spacious lounge with a bright bay window to the front and a wonderful contemporary style kitchen/dining/family room with a part vaulted ceiling and bi-folding doors opening out to the rear garden. A convenient downstairs cloakroom/W.C. and useful utility room concludes the ground floor space. The first floor offers three double bedrooms with an en-suite and stylish family bathroom. The second floor provides the dual aspect master bedroom with an en-suite shower room.

Externally a low-maintenance frontage offers two off street car parking spaces and pedestrian access to the rear. The private, sunny rear garden benefits from two paved patio areas, a lawn and a secluded pergola ideal for entertaining. A wonderful feature of this house is a brick built guest/garden room with en-suite shower room, separate study, central heating, hot water and mains drainage and a store room.

Edward Close is superbly positioned with the main line train station only moments walk away and the vibrant city centre with its shopping and leisure facilities a further 10 minutes walk. Close by are local shops, highly regarded local schools and the green open spaces of Clarence Park.





ACCOMMODATION

Hallway

Lounge

12'7 x 12'1 (3.84m x 3.68m)

Family Room

12'7 x 10'9 (3.84m x 3.28m)

Kitchen/Diner

18'8 x 10'10 (5.69m x 3.30m)

Utility Room

Cloakroom W.C.

FIRST FLOOR

Landing

Bedroom 2

15'9 x 9'9 (4.80m x 2.97m)

En-Suite

Bedroom 3

12'6 x 11'8 (3.81m x 3.56m)

Bedroom 4

10'4 x 10'7 (3.15m x 3.23m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1

13'4 x 12'11 (4.06m x 3.94m)

En-Suite

OUTSIDE

Frontage/Off Street Parking

Rear Garden

Guest/Garden Room

10'5 x 8'2 (3.18m x 2.49m)

Shower Room

Study

8'3 x 5'3 (2.51m x 1.60m)



Floor Plan



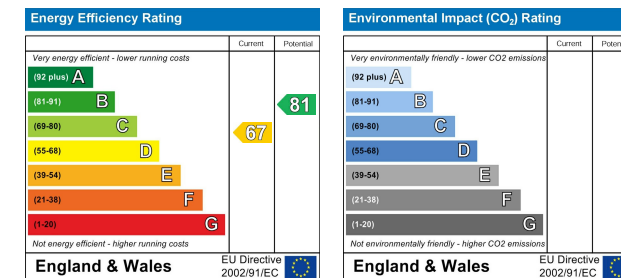
Total area: approx. 149.4 sq. metres (1607.8 sq. feet)

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

Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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