



54 Cavan Drive, St. Albans, Hertfordshire AL3 6HP

Guide price £850,000 Freehold



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An attractively presented four bedroom semi-detached house in the sought after New Greens area of St Albans, close to local shops and superb schools.

The accommodation begins with a useful entrance porch with a further door leading into a welcoming hallway with a built in storage cupboard, stairs to the first floor and doors to rooms. The comfortable lounge has a window overlooking the rear garden and a feature fireplace and there is a well proportioned dining room. The extended kitchen/breakfast room comprises of an extensive range of wall and base units with worktops above with recesses for white goods including a range cooker. There is also a sociable breakfast bar area and a door leading through to a handy utility room. A door leads to a comfortable multi-use snug and there's also a useful home office and a downstairs loo. The first floor landing has doors to rooms including the master bedroom with a range of built in wardrobes, and a door into a modern en-suite incorporating a shower W.C. and wash hand basin. There are three further generous bedrooms and a family bathroom comprising of a bath, W.C. and wash hand basin.

Externally, a low level brick wall has a lawn behind with mature bushes and a block paved driveway for a number of cars leading to a garage with an up and over door and courtesy door into the rear garden. The attractive rear garden has a patio area ideal for entertaining leading to a lawn and access to two separate detached workshops.

Cavan Drive is located to the north of the City Centre in close proximity to local shops and highly regarded local schools including Garden Fields Primary school and St Albans Girls School. The mainline train station and the City Centre with its wide variety of shopping and leisure facilities are within 1.5 miles.





ACCOMMODATION

Porch

Entrance Hall

Living Room

14'9 x 10'11 (4.50m x 3.33m)

Dining Room

12'7 x 10'10 (3.84m x 3.30m)

Kitchen/Breakfast Room

21'1 x 9'10 (6.43m x 3.00m)

Utility

10'1 x 6'11 (3.07m x 2.11m)

Office

8'3 x 6'8 (2.51m x 2.03m)

Snug

9'1 x 7'10 (2.77m x 2.39m)

FIRST FLOOR

Landing

Bedroom

12'9 x 11'2 (3.89m x 3.40m)

En-Suite

Bedroom

12'11 x 10'10 (3.94m x 3.30m)

Bedroom

10'4 x 8'10 (3.15m x 2.69m)

Bedroom

12'10 x 8'2 (3.91m x 2.49m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

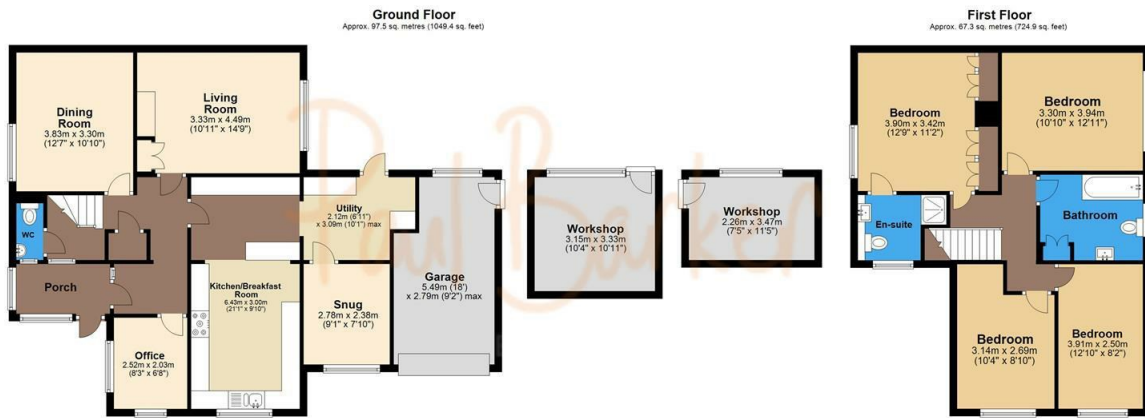
55'9" x 37'8" (17 x 11.5)

Two Workshops

Garage

18 x 9'2 (5.49m x 2.79m)

Floor Plan



Total area: approx. 164.8 sq. metres (1774.3 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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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Area Map



Energy Efficiency Graph

