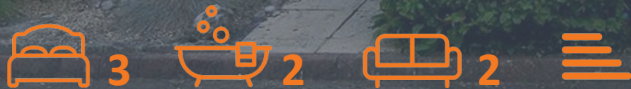




15 Minister Court, Frogmore, AL2 2NF

Guide price £725,000 Freehold





## 15 Minister Court

Frogmore, AL2 2NF

A beautifully presented three bedroom town house in a highly sought after development backing on to the river Ver with wonderful countryside views beyond.

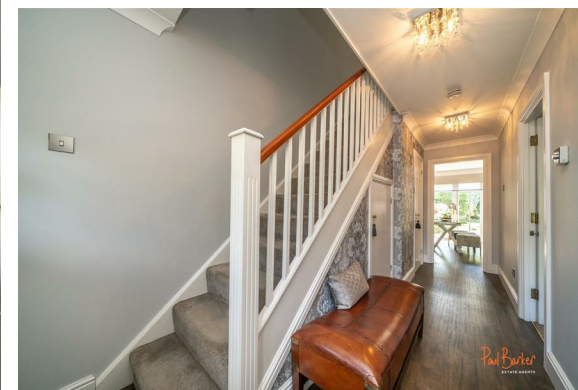
A welcoming entrance hall has stairs to the first floor and doors to rooms including a convenient W.C. There's a comfortable family room to the front and a sociable stylish kitchen/dining room to the rear with a quality fitted kitchen with a range of integrated appliances and there are double doors leading out to the rear garden. There's also an attractive useful utility room with a recess for a washing machine and tumble dryer.

The first floor landing has doors to rooms including a spacious sunny aspect lounge with windows and double doors onto a Juliette balcony allowing light to flood the room. There's also a generous double bedroom and a quality bathroom suite.

The second floor offers an impressive master bedroom with double doors out to a balcony, fitted wardrobes and access to a stylish ensuite and there's a further double bedroom with fitted wardrobes to the front.

Externally there's a pleasant low maintenance frontage and to the rear is a delightful garden with a decked patio area leading to an artificial lawn for all year round use. At the rear of the garden is a further patio offering a wonderful entertaining space leading onto the river Ver with a lovely backdrop of mature trees to the rear. There's also a garage with an up and over door and excellent eaves storage above with off-street parking in front.

Frogmore is situated between St. Albans and Radlett which both offer excellent schooling. It has fantastic transport links to the M25, M1 and by rail, as well as wonderful local amenities, and of course ease of access to all that St Albans and Radlett have to offer.







## ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

15'6 x 12'0 (4.72m x 3.66m)

Family Room

11'10 x 8'7 (3.61m x 2.62m)

Utility

W.C.

## FIRST FLOOR

Landing

Lounge

15'7 x 12'0 (4.75m x 3.66m)

Bedroom

10'4 x 8'9 (3.15m x 2.67m)

Bathroom

## SECOND FLOOR

Landing

Bedroom

15'6 x 8'10 (4.72m x 2.69m)

Balcony

En-Suite

Bedroom

12'3 x 10'0 (3.73m x 3.05m)

## OUTSIDE

Frontage

Rear Garden

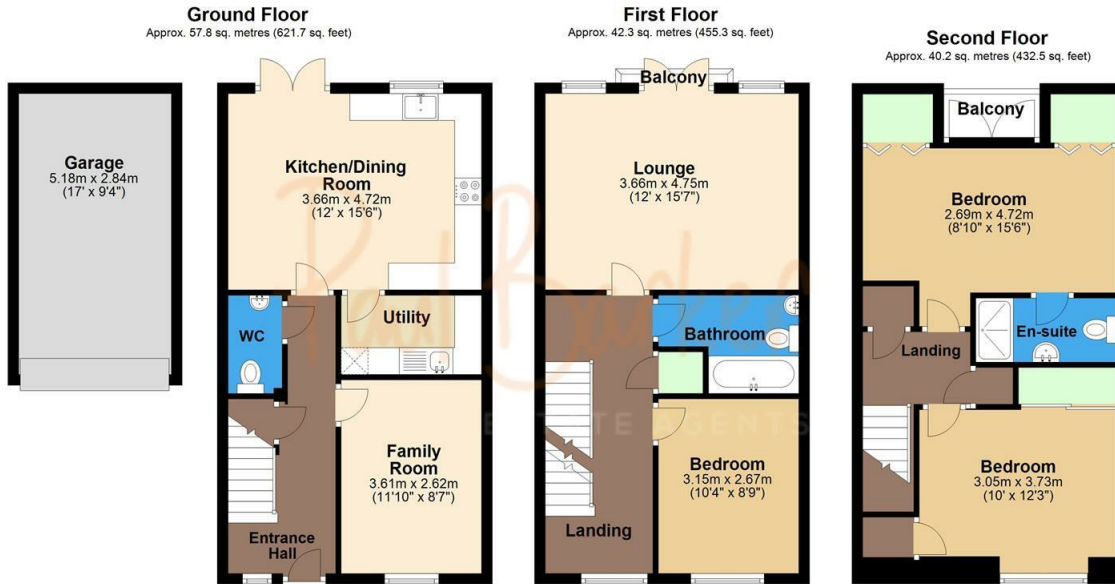
Garage

17'0 x 9'4 (5.18m x 2.84m)



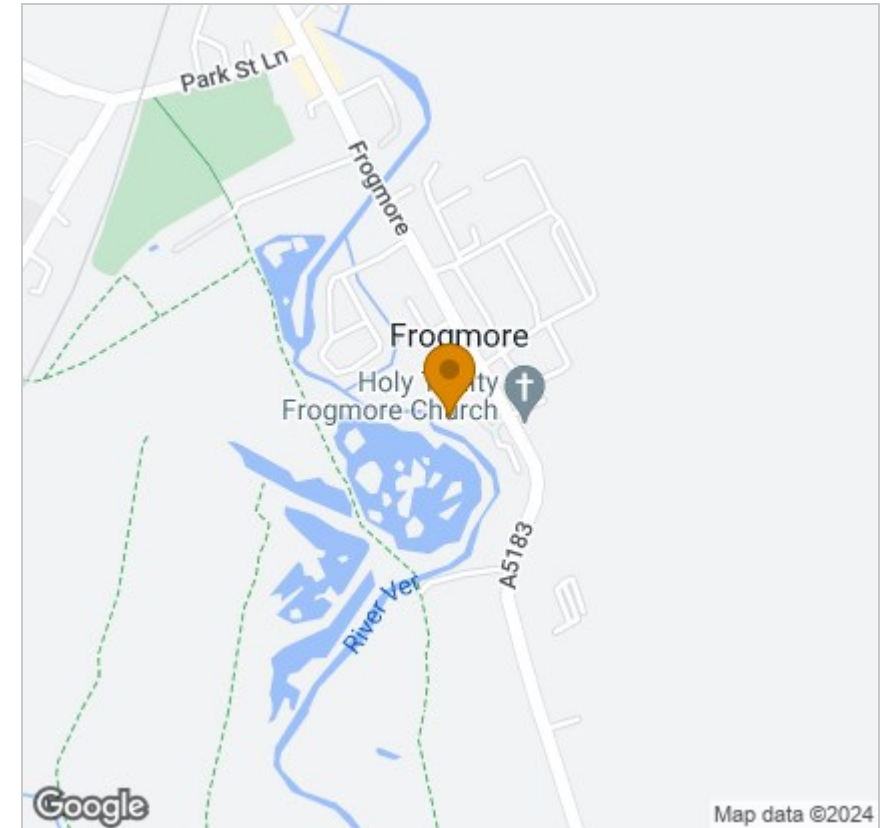


## Floor Plan

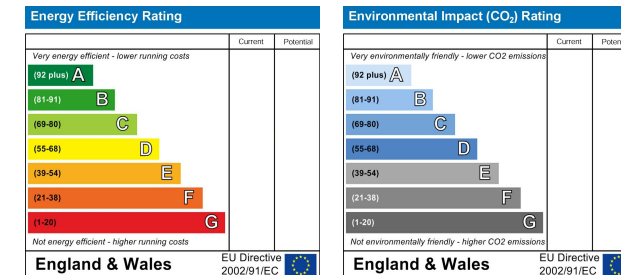


Total area: approx. 140.2 sq. metres (1509.5 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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