



32 St. Edmunds Walk, St. Albans, Hertfordshire AL4 0BJ

Guide price £350,000 Freehold

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*Paul Barker*  
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## 32 St. Edmunds Walk

St. Albans, Hertfordshire AL4 0BJ

A rare opportunity to acquire this spaciouly planned one bedroom house, which is presented in an excellent condition throughout.

The property comprises of a entrance hall with real wood flooring leading to a charming lounge featuring an electric fireplace. A bright conservatory adds additional reception room flexibility with access to the rear garden. The kitchen offers a range of light wood base and wall units, electric oven and ceramic tiled flooring.

To the first floor there is a good sized bedroom including built-in storage, a bathroom featuring a white suite with a power shower over including a glazed screen complete with tiled walls and ceramic flooring.

Externally, the property benefits from a secluded 60ft rear garden with a useful timber outhouse, ideal for someone who may work from home.

Located on the sought after Highfield Park, with open space all around and within easy reach of the Main Line Station, Morrisons Supermarket and good road links into London.

Council Tax Band C





## PROPERTY

### Entrance Hall

### Lounge

12'10 x 12'2 (3.91m x 3.71m)

### Conservatory

12'5 x 10'5 (3.78m x 3.18m)

### Kitchen

9'11 x 5'10 (3.02m x 1.78m)

## FIRST FLOOR

### Landing

### Bedroom

12'2 x 8'6 (3.71m x 2.59m)

### Bathroom

6'5 x 5'10 (1.96m x 1.78m)

### Landing Cupboard

## OUTSIDE

### Front Garden with parking

### Covered Porch with outside Cupboard

### Rear Garden

60 (18.29m)

### Timber built outhouse

## Floor Plan



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TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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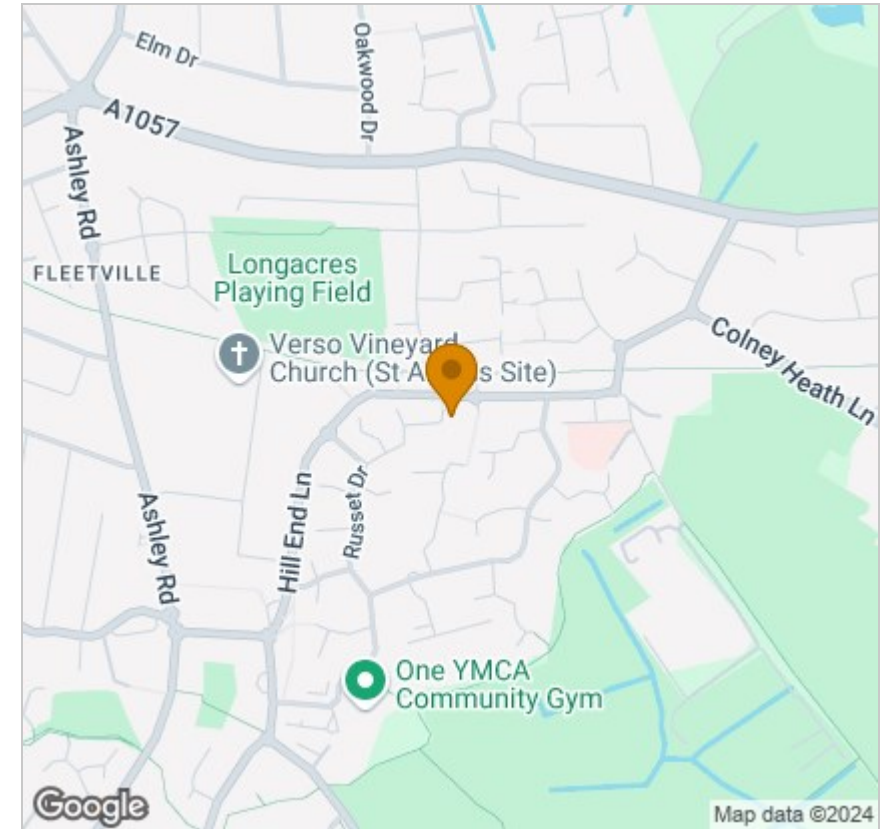
## Viewing

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

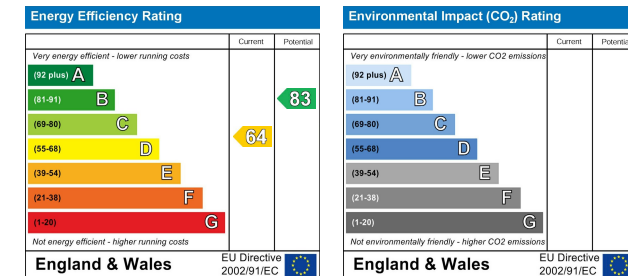
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## Area Map



## Energy Efficiency Graph



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