



33 Gladeside, St Albans, AL4 9JA

Guide price £850,000 Freehold



### 33 Gladeside

St Albans, AL4 9JA

Paul Barker's comments: An attractively presented four bedroom detached home offering spacious and flexible accommodation with a stylish modern kitchen, generous lounge with doors to the sunny garden, two further receptions and a modern downstairs shower room giving the option to use one of the receptions as a guest bedroom. With four good-sized bedrooms, a modern bathroom, useful garage and further extension potential, this a family home ready to move into and enjoy for many years to come.

The ground floor of the property comprises of an entrance hall with a downstairs shower room/W.C., extended lounge, dining room, family room and modern kitchen. The first floor comprises of a master bedroom, three further bedrooms and a family bathroom.

Externally there is a driveway for two cars leading to a garage and lawn at the front and to the rear is a delightful west-facing garden.

Gladeside is conveniently located in the popular Jersey Farm development close to a parade of local shops including a Tesco. There are also a number of sought after local schools close including Sandringham which has an "Outstanding" Ofsted rating and St Albans City centre and mainline train station are easily accessible.





## ACCOMMODATION

Entrance Hall

Shower Room/W.C.

Lounge

21'8 x 14'8 max (6.60m x 4.47m max)

Dining Room

11'3 x 10'10 (3.43m x 3.30m)

Family Room

12'3 x 7'4 (3.73m x 2.24m )

Kitchen

12'11 x 8 (3.94m x 2.44m)

## FIRST FLOOR

Bedroom 1

12'4 x 11'4 (3.76m x 3.45m)

Bedroom 2

11 x 8 (3.35m x 2.44m)

Bedroom 3

8'9 x 8 (2.67m x 2.44m)

Bedroom 4

8'9 x 6'11

Bathroom

OUTSIDE

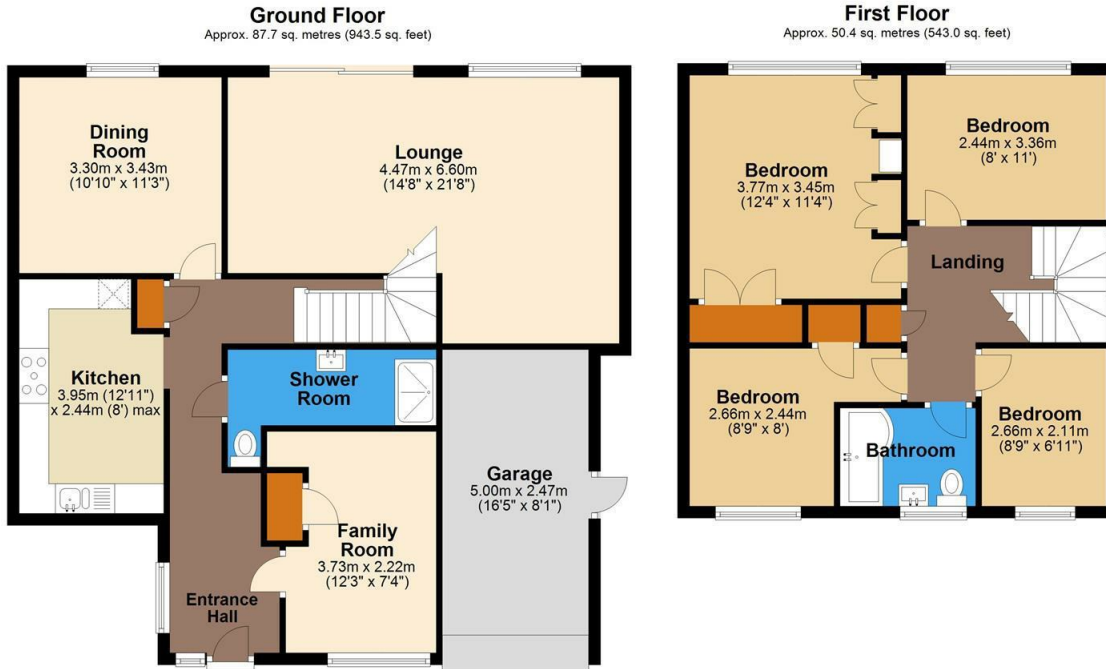
Front Garden

Rear Garden

Garage

16'5 x 8'1 (5.00m x 2.46m)

## Floor Plan



Total area: approx. 138.1 sq. metres (1486.5 sq. feet)

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

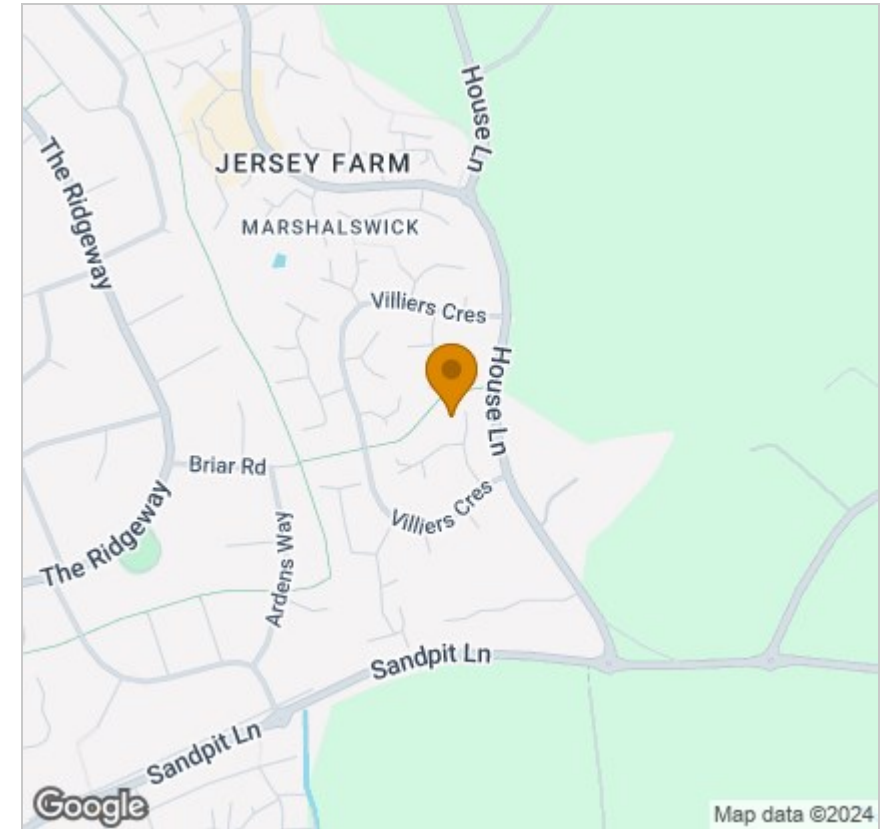
## Viewing

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

