



37 Dickens Close, St. Albans, AL3 5PP

Guide price £850,000 Freehold



## 37 Dickens Close

St. Albans, AL3 5PP

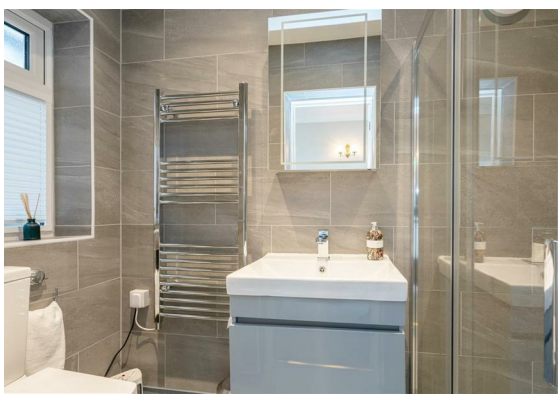
An attractive 1930s semi-detached house located in a wonderfully central cul-de-sac on the edge of the City centre. The property benefits from no onward chain and a ground floor rear and side extension and further potential for a larger build on the ground floor, first floor and a loft conversion (subject to planning permission/building regulations).

The accommodation begins with a covered entrance porch and front door leading into a welcoming hallway with stairs to the first floor and doors to rooms including a modern shower room with a shower cubicle, basin and W.C. The sociable dining room leads through to a sitting room with views of the garden and also a square archway leading to a comfortable lounge with a bay window. The fitted kitchen provides a range of wall and base units with work tops above, recesses for white goods and a door to the side of the house.

The first floor landing has a hatch to the loft and doors to rooms including a master bedroom with a bay window and fitted wardrobes. The second and third bedrooms also provide fitted wardrobes and there's a bathroom comprising of a bath, basin and W.C. There's also a further separate W.C.

Externally there's a low-maintenance frontage with an off-street car parking space and a side passageway to the rear. The back garden offers a private area with a generous lawn with established borders and there's a useful detached garage and three wooden storage sheds.

Dickens Close is a highly sought-after residential address within moments walk of the vibrant City centre, superb local schools, the mainline train station into St Pancras International and a number of local parks.





## ACCOMMODATION

Hallway

Lounge

12' x 12'3 (3.66m x 3.73m)

Dining Room

13' x 10'7 (3.96m x 3.23m)

Sitting Room

6'7 x 9'6 (2.01m x 2.90m)

Kitchen

9'10 x 7'5 (3.00m x 2.26m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1

13'3 x 10'7 (4.04m x 3.23m)

Bedroom 2

11'9 x 10'7 (3.58m x 3.23m)

Bedroom 3

7'10 x 7'5 (2.39m x 2.26m)

Bathroom

W.C

OUTSIDE

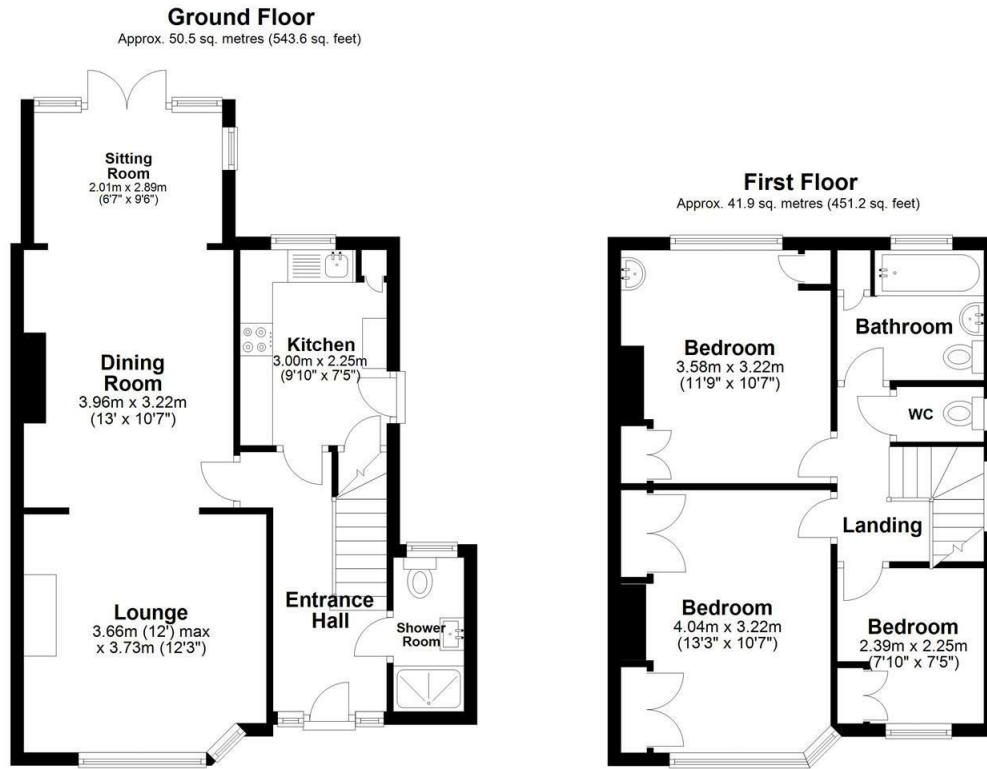
Frontage

Rear Garden

75'5" (23)



## Floor Plan



Total area: approx. 92.4 sq. metres (994.7 sq. feet)

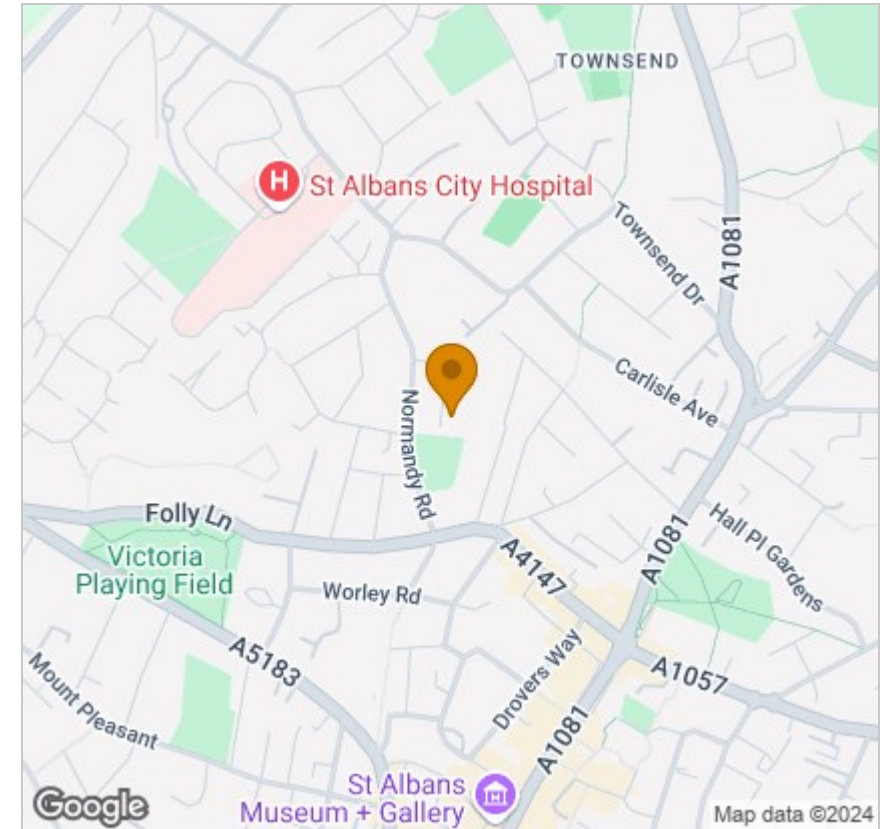
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## 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

