



10 North Cottages, St. Albans, AL2 1AP

Guide price £425,000 Freehold



## 10 North Cottages

St. Albans, AL2 1AP

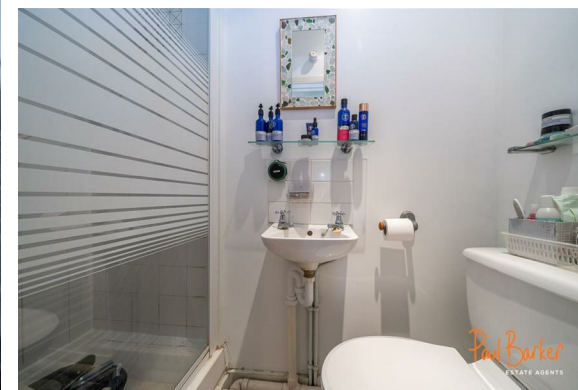
An attractive three bedroom Victorian house located in a wonderful semi-rural position close to open-countryside and the extensive green space of Napsbury Park. The property also offers great potential to extend to the rear (sttp).

The accommodation begins with a welcoming entrance hall with stairs to the first floor and door to the lounge. The comfortable reception room enjoys high ceilings, a bay window to the front and a feature fireplace. A door leads through to the sociable kitchen/diner with a stylish fitted kitchen with a range of Shaker style wall and base units with work surfaces and patterned tiling above incorporating a sink with mixer tap, hob and integrated oven as well as recesses for a dishwasher, washing machine and a fridge/freezer. A useful inner lobby has a door to the garden, with gas boiler and a door leading to the bathroom with a white suite incorporating a bath with shower above, basin, W.C and wall and floor tiles.

The first floor landing has doors to rooms including the master bedroom with an ensuite shower room and there are two well-proportioned bedrooms overlooking the rear garden.

Externally there's a pleasant front garden, a pathway leading to the front door and two parking spaces. To the rear is a sunny aspect garden, a paved patio area leading to a lawn and a shed and a gate with access to the rear.

North Cottages is located to the southeast of St Albans and provides excellent access to the local amenities of the City centre and Colney Fields retail park in London Colney. There is also convenient access to the surrounding road networks including the M25 & M1 motorway.





## ACCOMMODATION

Entrance Hall

Lounge

10'6 x 11'11 (3.20m x 3.63m)

Kitchen/Dining Room

11'5 x 16'2 (3.48m x 4.93m)

Rear Lobby and Storage

Bathroom

## FIRST FLOOR

Master Bedroom

10'6 x 13'3 (3.20m x 4.04m)

En-suite

Bedroom Two

11'1 x 9'2 (3.38m x 2.79m)

Bedroom Three

8' x 8' (2.44m x 2.44m)

## EXTERNAL

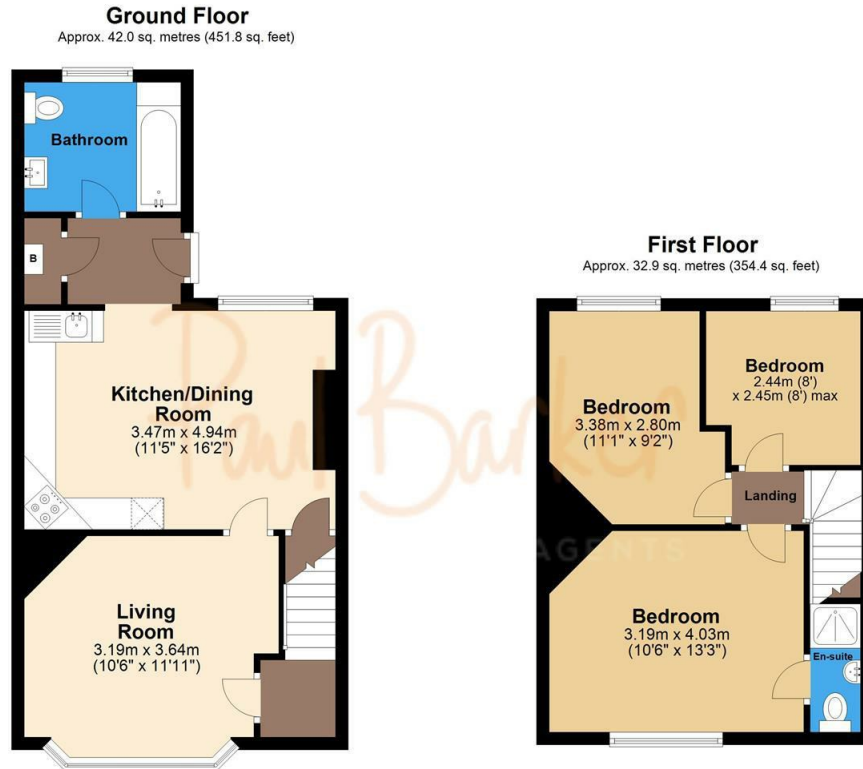
Front Garden

Parking

Rear Garden

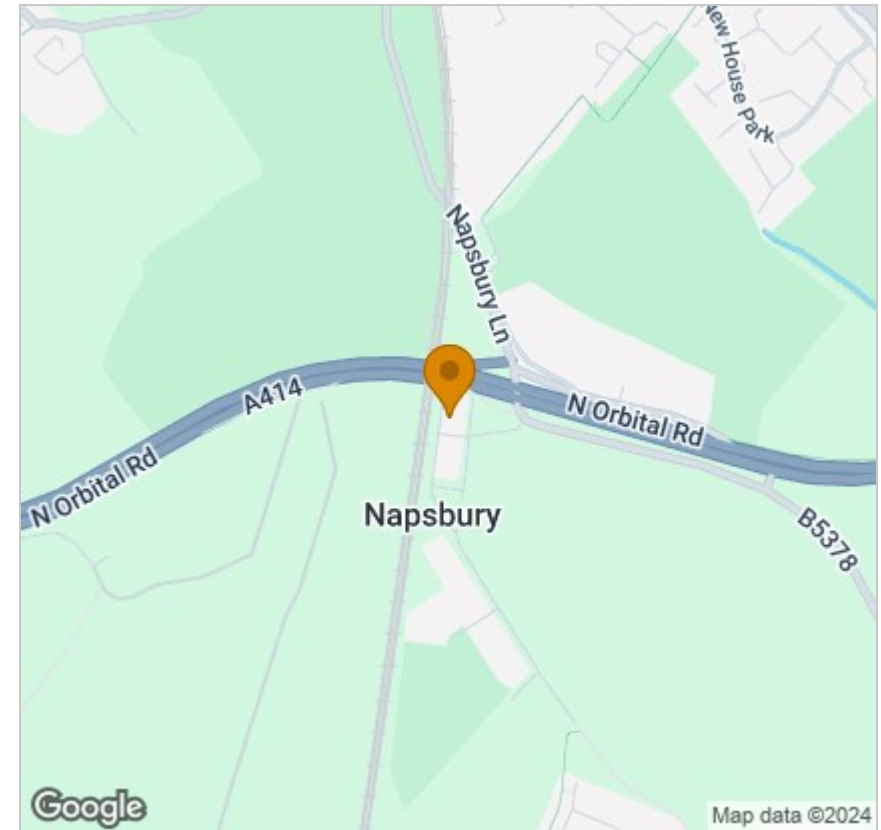


## Floor Plan

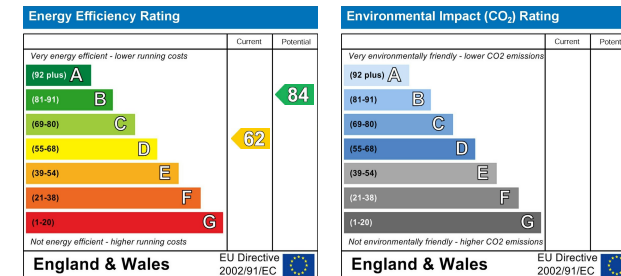


Total area: approx. 74.9 sq. metres (806.2 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## 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.

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