



43 Fontmell Close, St. Albans, AL3 5HU

Guide price £865,000 Freehold



Paul Barker
ESTATE AGENTS

43 Fontmell Close

St. Albans, AL3 5HU

An extended four-bedroom detached house located in a family friendly quiet close in the highly sought after Bernards' Heath area of St Albans. The property benefits from no onward chain and further extension/re-configuration opportunities.

The accommodation begins with a useful porch opening into a welcoming entrance hall with a convenient cloakroom/W.C., stairs to the first floor and doors to rooms. The impressive lounge features a part-vaulted ceiling with a window and sliding patio doors to the rear garden and double connecting doors to the spacious dining room with a bay window to the front. The extended kitchen/breakfast room provides an extensive range of wall and base units with part-integrated appliances and a breakfast bar area.

The first floor landing has an airing cupboard, hatch to the loft and doors to rooms including a master bedroom with fitted wardrobes and en-suite shower room. There are three further well-proportioned bedrooms with built-in storage and a family bathroom and separate W.C.

Externally, a block paved driveway offers off street parking for two cars with a lawn to the side and a range of plants and shrubs. The wonderfully private south/west-facing garden benefits from a patio area leading to a lawn with a wooden shed to the rear.

Fontmell Close is in the popular of Bernards' Heath area conveniently located within walking distance of the mainline train station and St Albans City centre. There are very highly regarded local Primary Schools and the green open space of Bernards' Heath with a children's play area very close to hand





ACCOMMODATION

Porch

Entrance Hall

Lounge

18'3 x 17'11 max (5.56m x 5.46m max)

Dining Room

16'6 x 11'7 (5.03m x 3.53m)

Kitchen/Breakfast Room

18'5 x 11'7 max (5.61m x 3.53m max)

Cloakroom/W.C.

FIRST FLOOR

Master Bedroom

14'1 x 12'4 (4.29m x 3.76m)

En-Suite

Bedroom

11'2 x 9'6 (3.40m x 2.90m)

Bedroom 3

11 x 7'10 (3.35m x 2.39m)

Bedroom 4

12'3 x 8'2 max (3.73m x 2.49m max)

Bathroom

OUTSIDE

Frontage

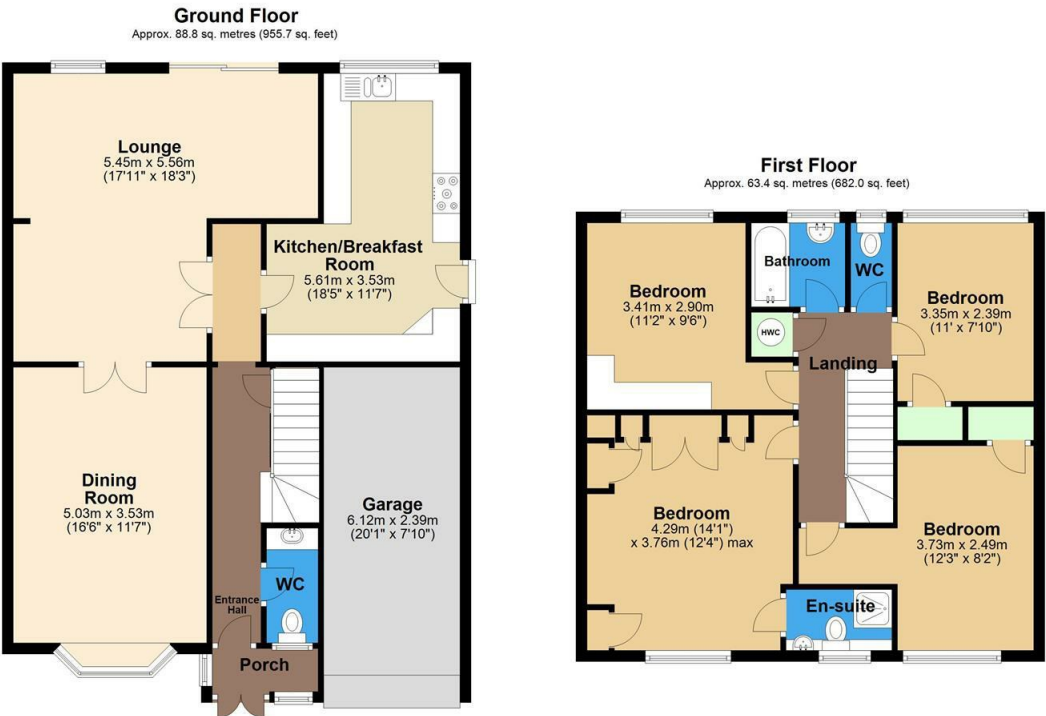
Garage

20'1 x 7'10 (6.12m x 2.39m)

Rear Garden



Floor Plan



Total area: approx. 152.1 sq. metres (1637.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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

