



1 Rowlatt Drive, St Albans, AL3 4NA

Guide price £695,000 Freehold



1 Rowlatt Drive

St Albans, AL3 4NA

A wonderful opportunity to purchase a three-bedroom semi-detached house positioned on a generous corner plot in the desirable St Stephens area of St Albans. The property offers superb potential to extend to the side and rear (s.t.p.), enjoys a sunny aspect rear garden with a detached garage and parking at the rear and is offered chain free.

The accommodation begins with a welcoming entrance hall with doors to rooms and stairs to the first floor with storage below. The bright and spacious lounge has a feature fireplace and a square archway through to the dining room with sliding patio doors to the rear garden. The fitted kitchen has a range of blue wall and base units with a double drainer sink unit, recesses for a cooker, washing machine and fridge/freezer, a window overlooking the rear garden and a door to the side.

The first floor landing has a window to the side, hatch to the loft and doors to rooms. The master bedroom enjoys a generous window to the front, the second bedroom overlooks the rear garden and has a fitted cupboard and there's a well-proportioned third bedroom. The modern bathroom comprises of a walk-in shower and basin with storage below and an airing cupboard. There's also a separate W.C. with window to the side.

Externally, the well-kept front garden enjoys a variety of established bushes, shrubs, and a lawn area to the side. The delightful rear garden has a generous lawn and a pathway to the rear with a wide selection of bushes, plants and evergreen hedges to the side and rear. There's a greenhouse, useful wooden shed, and access to a detached garage with a rear door, up and over door to the front and a driveway accessed via Westfields.

Rowlatt Drive is a quiet tree lined road located in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by, and Verulam Park and Waitrose within a short walk away.





ACCOMMODATION

Entrance Hall

Kitchen

9'10 x 9'6 (3.00m x 2.90m)

Lounge

13'8 x 12'10 (4.17m x 3.91m)

Dining Room

9'11 x 9'11 (3.02m x 3.02m)

FIRST FLOOR

Landing

Bedroom

13'7 x 10'7 (4.14m x 3.23m)

Bedroom

11'10 x 9'11 (3.61m x 3.02m)

Bedroom

8'8 x 8'2 (2.64m x 2.49m)

Shower Room

W.C.

OUTSIDE

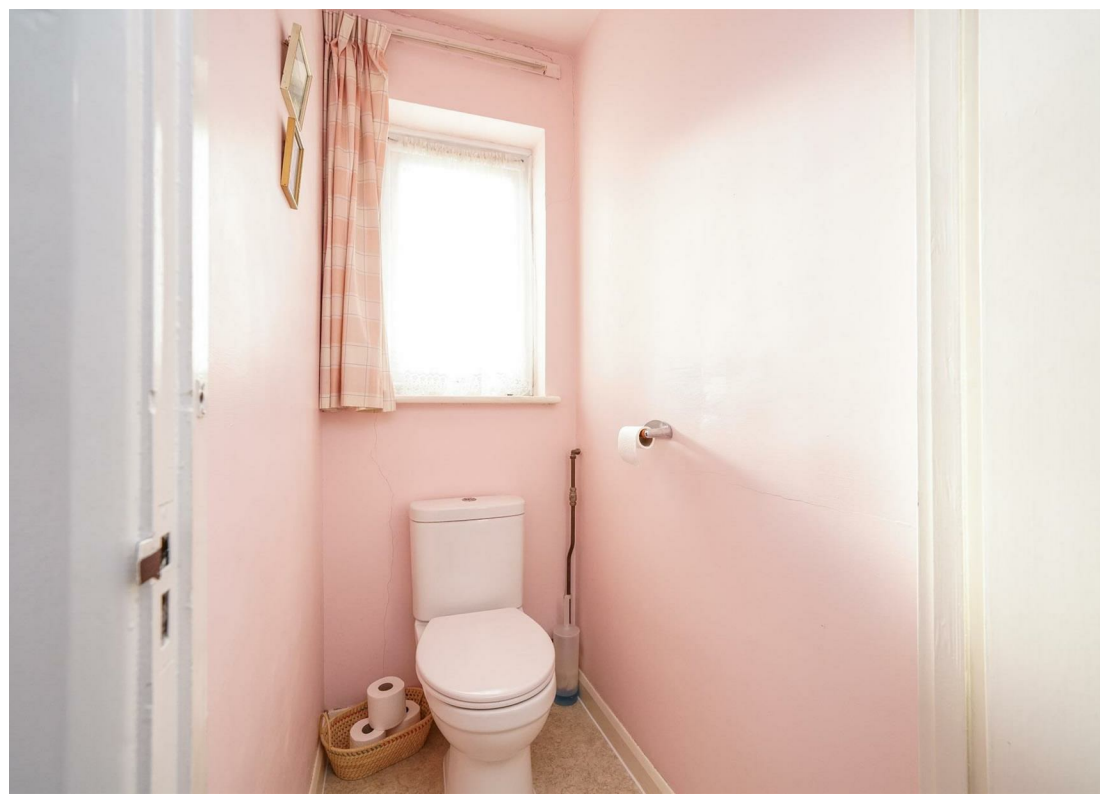
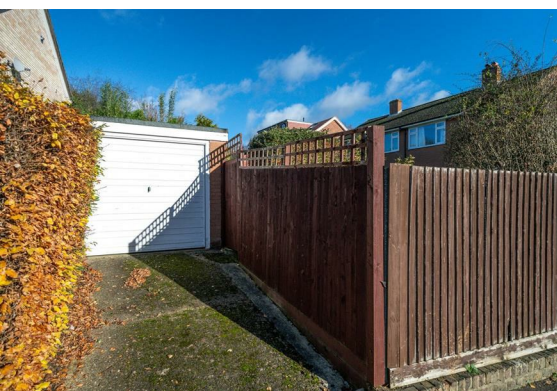
Fontage

Rear Garden

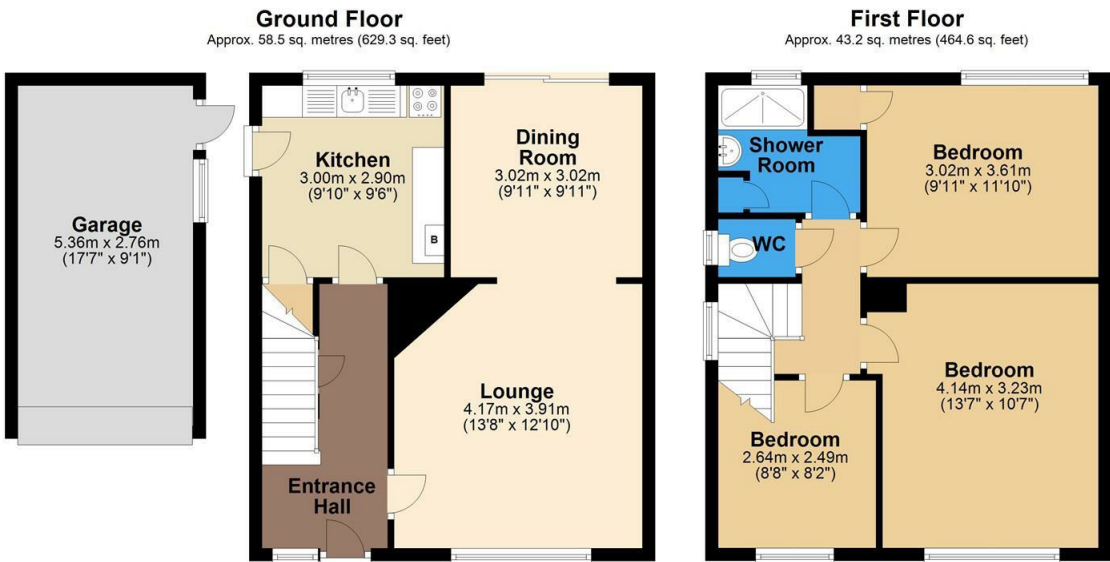
60 x 36'1" max (18.29m x 11.00m max)

Garage

17'7 x 9'1 (5.36m x 2.77m)



Floor Plan



Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

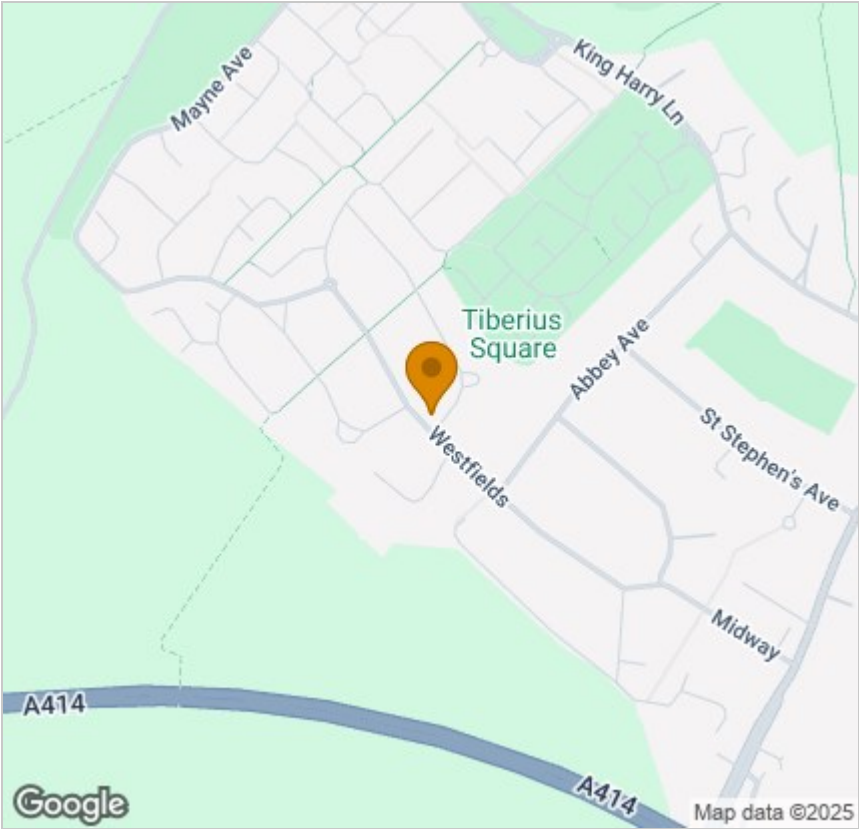
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

