



40 Toulmin Drive, St. Albans, AL3 6DX
Guide price £650,000 Freehold



40 Toulmin Drive

St. Albans, AL3 6DX

An attractive and extended three bedroom semi-detached house overlooking a green open space and woodland in the desirable New Greens Area of St Albans. The property offers superb potential for a front, side, and rear extension (subject to planning permission) and is offered with no onward chain.

The property begins with a useful entrance porch leading to a welcoming hallway with stairs to the first floor and door to a downstairs cloakroom/W.C. The extended comfortable lounge has double doors leading to the dining room which opens into a snug with double doors to the garden. There's a fitted kitchen with access to a generous utility room. The first floor landing has access to the loft and doors to three well-proportioned bedrooms and a modern bathroom suite.

Externally there's a pleasant frontage with established plants, bushes and a driveway leading to the garage with an up and over door. To the rear is a private, low-maintenance garden with a generous paved patio with raised borders.

Toulmin Drive is located to the north of the City Centre in the popular New Greens area near local shops and highly regarded local schools including Garden Fields Primary school & St Albans Girls School and Townsend. The mainline train station and the City Centre with its wide variety of shopping and leisure facilities are within 1.5 miles





ACCOMMODATION

Porch

Hall

Cloakroom/W.C.

Lounge

19'4 x 14'7 (5.89m x 4.45m)

Dining Room

12'7 x 11'1 (3.84m x 3.38m)

Snug

11'1 x 7'10 (3.38m x 2.39m)

Kitchen

9'6 x 7'4 (2.90m x 2.24m)

Utility Room

FIRST FLOOR

Landing

Bedroom 1

12'8 x 10'10 (3.86m x 3.30m)

Bedroom 2

11'1 x 10 (3.38m x 3.05m)

Bedroom 3

9'10 x 7'9 (3.00m x 2.36m)

Bathroom

OUTSIDE

Front Garden

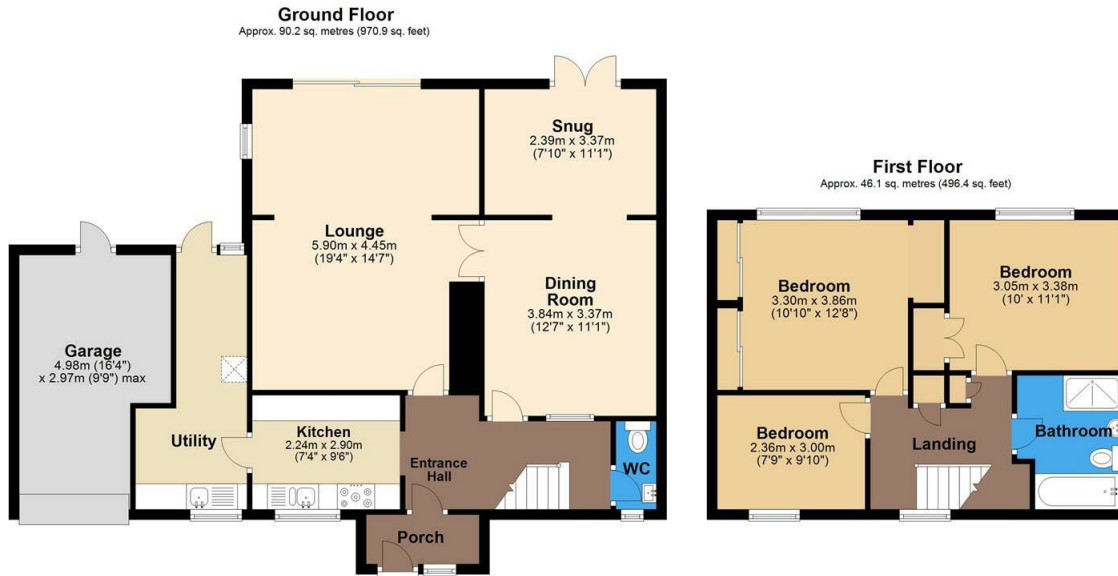
Garage

16'4 x 9'9 max (4.98m x 2.97m max)

Rear Garden



Floor Plan



Total area: approx. 136.3 sq. metres (1467.3 sq. feet)

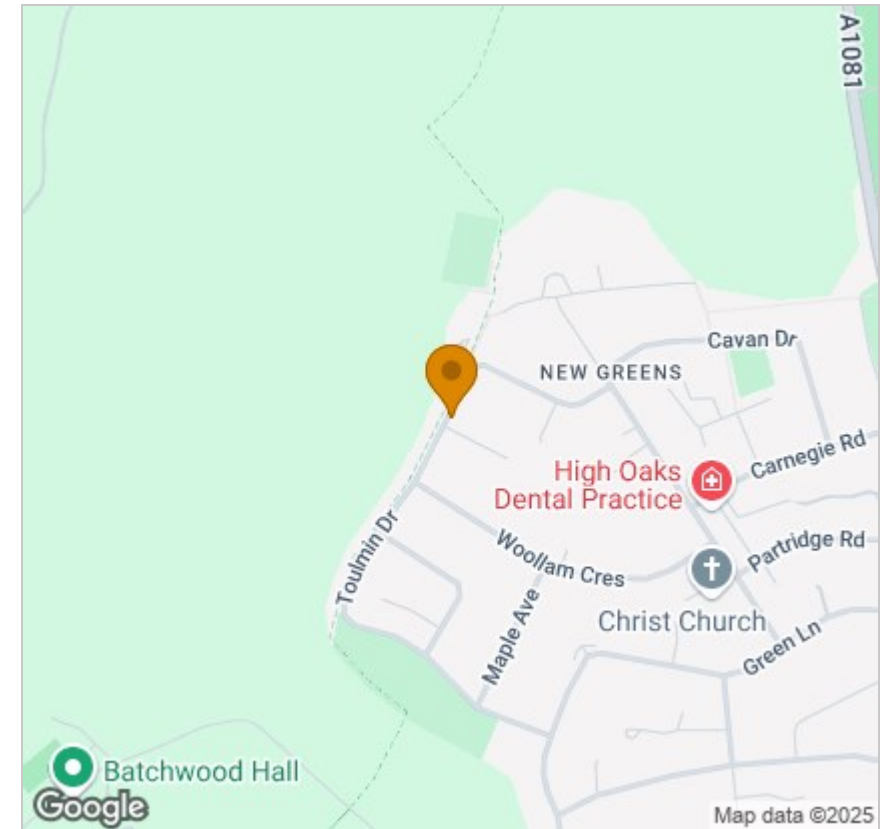
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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Area Map



Energy Efficiency Graph

