



1 Stonecross, St. Albans, Hertfordshire AL1 4AA

Guide price £500,000 Freehold



Paul Barker
ESTATE AGENTS

1 Stonecross

St. Albans, Hertfordshire AL1 4AA

A wonderful opportunity to purchase an attractive period property in a wonderfully central location within a couple of minutes' walk of the City centre. The property offers tremendous potential to renovate to your own taste and style, increasing the value and desirability with the added benefit of no onward chain.

The accommodation begins via a part-glazed front door into a generous lounge with a window to the front, a chimney breast, stairs to the first floor and doors to rooms. There's a dining room with a window to the front and a further chimney breast. The kitchen provides a range of base units with worktops above incorporating a sink with mixer tap, recess for a fridge and a wall mounted gas combination boiler. There's a rear lobby giving access to the rear garden and two separate W.C.'s which could be converted into one utility/W.C.

The first-floor landing offers access to three well-proportioned bedrooms and a bathroom with a modern white suite comprising of a bath, basin, and separate W.C.

Externally, the private low-maintenance garden is paved with mature evergreen bushes to the rear and access via a gate onto Snatchup Ally. There's a historic vehicle access to the rear via Snatchup Ally.

n.b. We understand the property was originally a residential property which had been converted into commercial premises. It has since been reverted back into residential and we understand is mortgageable via a high street residential mortgage.

Stonecross is ideally located, just short stroll from the City centre and mainline station, as well as the green space of Bernards Heath. Nearby there are some excellent schools including, Maple School, Bernards Heath, Alban City and St.Albans Girls School (STAGS).





ACCOMMODATION

Lounge

14'3 x 14'1 (4.34m x 4.29m)

Dining Room

11'0 x 10'6 (3.35m x 3.20m)

Kitchen

9'11 x 6'10 (3.02m x 2.08m)

W.C. 1

W.C. 2

FIRST FLOOR

Landing

Bedroom

14'1 x 11'4 (4.29m x 3.45m)

Bedroom

11'0 x 10'10 (3.35m x 3.30m)

Bedroom

11'1 x 7'1 (3.38m x 2.16m)

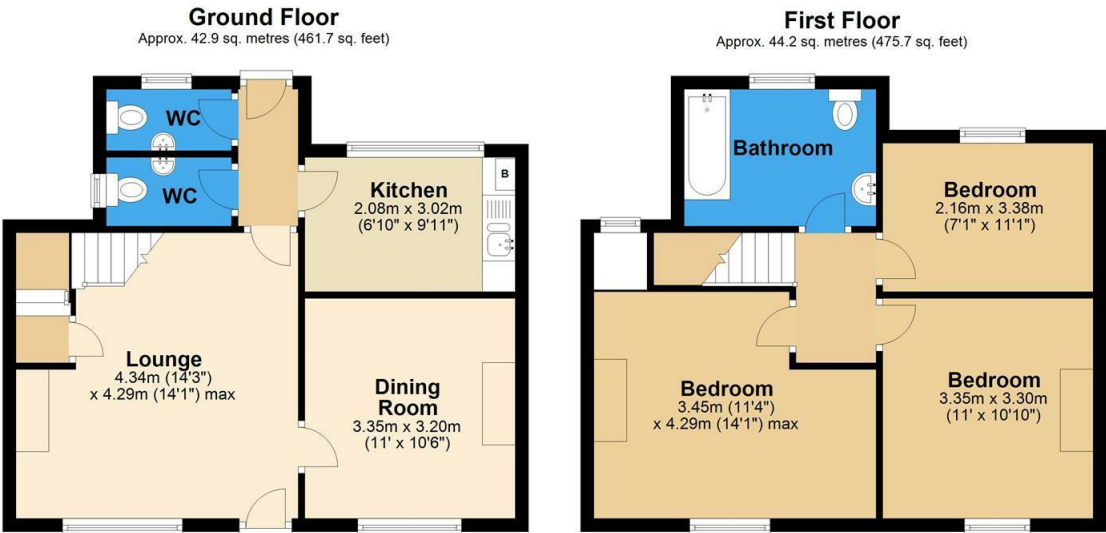
Bathroom

OUTSIDE

Rear Garden



Floor Plan



Total area: approx. 87.1 sq. metres (937.4 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

Plan produced using PlanUp.

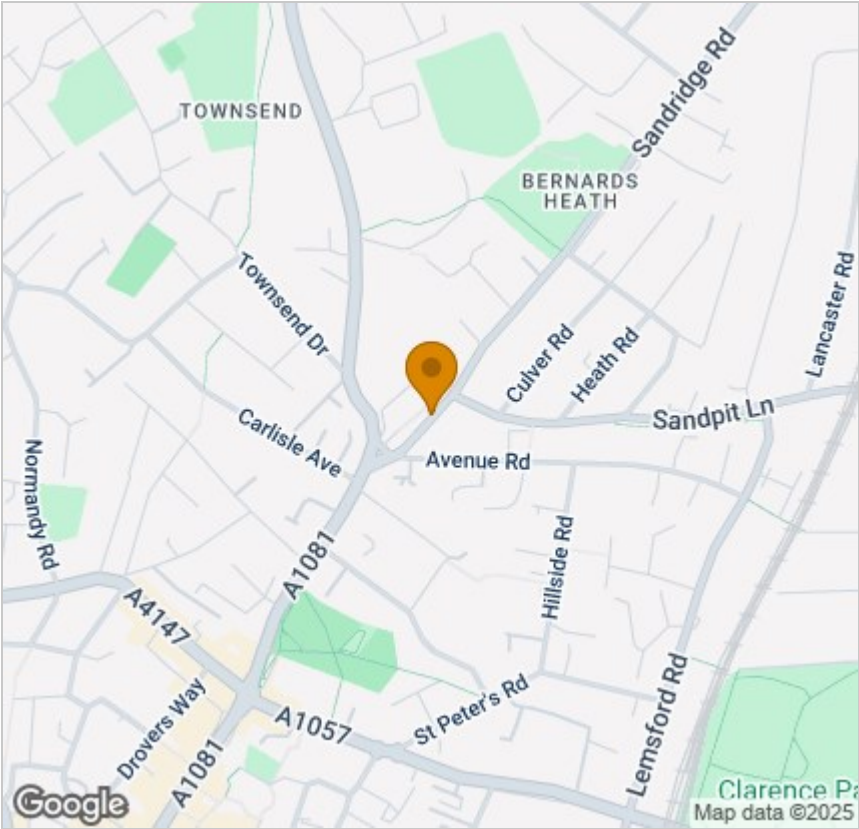
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

