



46 Foxcroft, St Albans, AL1 5SP

Guide price £940,000 Freehold



46 Foxcroft

St Albans, AL1 5SP

A wonderful opportunity to purchase a well-proportioned three bedroom detached house in a superb residential area of St Albans. The property has been extended to the rear but offers tremendous further extension potential to the side, rear and into the loft (s.t.p.p.) and is offered for sale with no onward chain.

The accommodation begins with an entrance porch opening into a welcoming hallway with stairs to the first floor and doors to rooms including a cloakroom/W.C. A generous dual aspect lounge has folding doors into a bright and spacious family room with a vaulted ceiling with windows to the side and sliding doors to the rear garden. There's a formal dining room and a fitted kitchen with a range wall and base units and breakfast bar, a door leads into a useful utility room.

The first floor landing has an airing cupboard, hatch to loft and doors to rooms. The impressive master bedroom enjoys a dual aspect with a range of fitted wardrobes. There are two further well-proportioned bedrooms, each with built-in wardrobes and a bathroom comprising of a generous shower, basin, and W.C.

Externally, a low maintenance block paved frontage offers off street parking leading to a useful garage with double doors. To the rear is a wonderful 80ft south facing garden with a patio area leading to the lawn with established plants and bushes to the side.

Foxcroft is a highly desirable address within proximity of sought after local schools including Cunningham Hill & Samuel Ryder Academy. The main line train station to St Pancras International is within 1 mile and there is also a parade of local shops close to hand.





ACCOMMODATION

Porch

Entrance Hall

Lounge

16'4 x 9'11 (4.98m x 3.02m)

Dining Room

10'8 x 9'5 (3.25m x 2.87m)

Family Room

13'10 x 13'7 (4.22m x 4.14m)

Kitchen

10'10 x 9'5 (3.30m x 2.87m)

Utility

W.C.

FIRST FLOOR

Landing

Bedroom

16'5 x 9'11 (5.00m x 3.02m)

Bedroom

10'7 x 9'5 (3.23m x 2.87m)

Bedroom

8'0 x 8'0 (2.44m x 2.44m)

Shower Room

OUTSIDE

Frontage

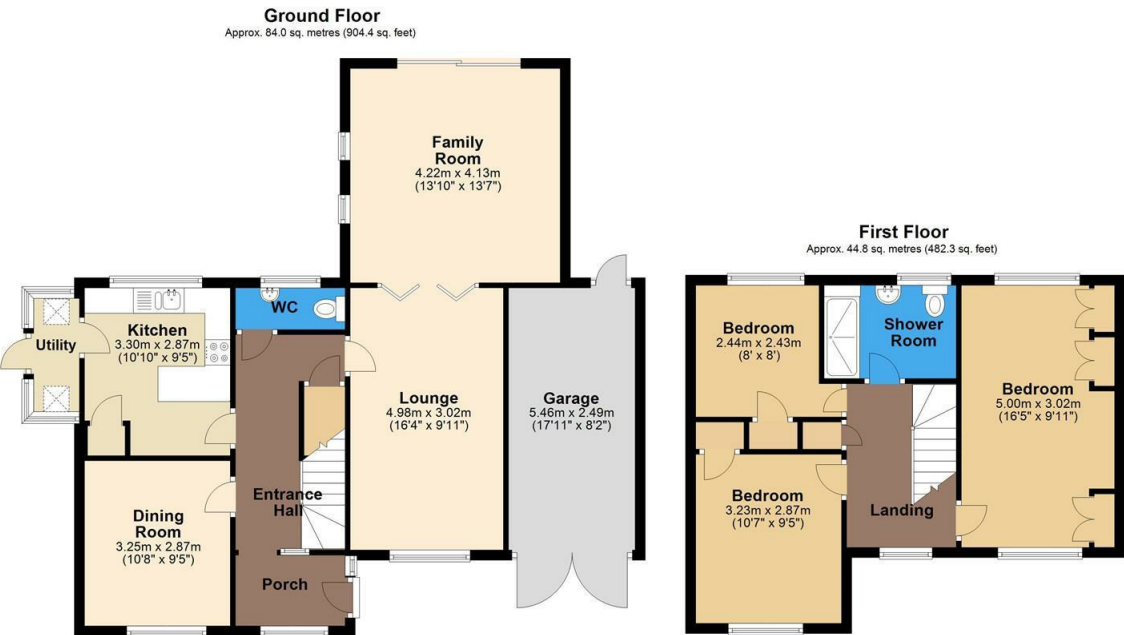
Garage

17'11 x 8'2 (5.46m x 2.49m)

Rear Garden

80 (24.38m)

Floor Plan



Total area: approx. 128.8 sq. metres (1386.8 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.

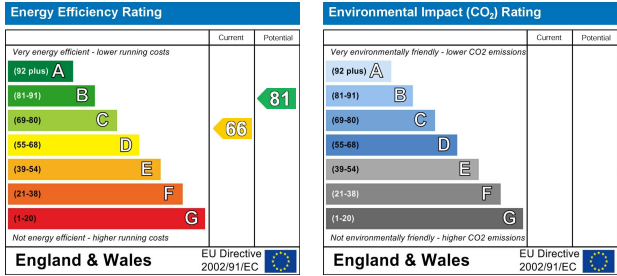
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Area Map



Energy Efficiency Graph



Paul Barker
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