



39 Orient Close, St. Albans, AL1 1AJ

Guide price £775,000 Freehold



39 Orient Close

St. Albans, AL1 1AJ

A stylish and spacious three double-bedroom home, situated in a quiet close just a 10-minute walk from the mainline train station with direct services to St Pancras International. Offering excellent potential for extension to the rear and loft (subject to planning permission), as well as the opportunity to convert the garage into a habitable space (subject to building regulations), this property is further enhanced by the advantage of no onward chain.

Upon entering, a welcoming hallway provides access to a convenient cloakroom/WC and leads into the comfortable lounge, featuring a wood-style floor. A door opens into the sociable kitchen/dining room, fitted with a range of wall and base units, integrated appliances, and space for freestanding appliances. A useful storage cupboard and double doors open out to the private rear garden.

Upstairs, the first-floor landing includes a built-in storage cupboard, loft access, and doors to all rooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Two further double bedrooms, both with built-in storage, share a well-appointed family bathroom.

Externally, the property features a pleasant front garden and a block-paved driveway providing off-road parking for two cars, leading to the garage. The sunny rear garden offers a generous lawn and a patio area, perfect for outdoor entertaining.

Orient Close is a sought-after development of modern homes, ideally located within walking distance of St Albans city centre, which boasts a wide array of restaurants, pubs, shops, and services. The property is also close to the Alban Way cycle path, excellent local amenities including a coffee shop and an Italian delicatessen, and the charming Art Deco Odyssey cinema.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

11'11 x 10'1 (3.63m x 3.07m)

Lounge

16'7 x 11'11 (5.05m x 3.63m)

W.C.

FIRST FLOOR

Landing

Bedroom

13'7 x 9'0 (4.14m x 2.74m)

En-Suite

Bedroom

11'11 x 9'3 (3.63m x 2.82m)

Bedroom

10'11 x 8'9 (3.33m x 2.67m)

Bathroom

OUTSIDE

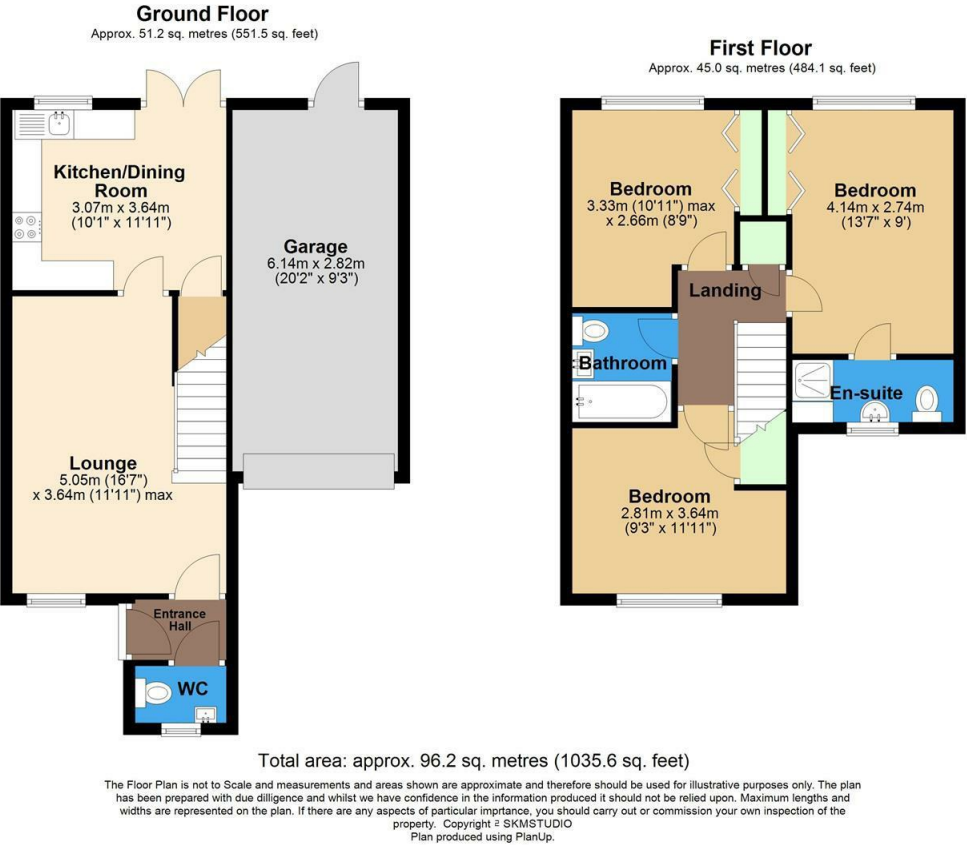
Frontage

Rear Garden

Garage

20'2 x 9'3 (6.15m x 2.82m)

Floor Plan



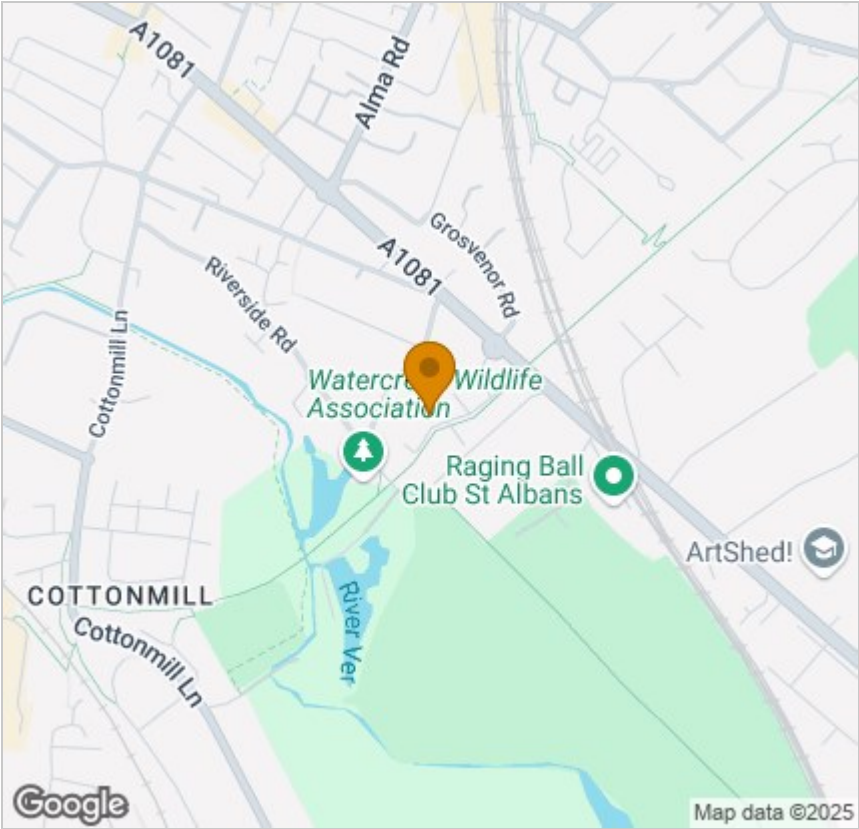
Viewing

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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

