



10 Ruscombe Drive, St. Albans, AL2 2HG

Guide price £625,000 Freehold



## 10 Ruscombe Drive

St. Albans, AL2 2HG

Situated in a sought-after residential area, this thoughtfully extended three-bedroom bungalow offers a superb combination of space, comfort and practicality, making it an ideal choice for families, downsizers or anyone seeking single-storey living. Offering approximately 1,255 square feet of well-designed accommodation, including a private driveway and a separate garage.

A welcoming entrance hall adds to the sense of space, and the layout offers great flexibility for modern living. There are two double bedrooms both with fitted wardrobes and a third bedroom perfect for accommodating guests or a space to work from home. There is a stylish shower room with a basin and W.C as well as a separate bathroom with a three piece white suite.

At the heart of the home is a spacious open-plan lounge, dining area and fitted kitchen, designed to make the most of natural light and offering an ideal space for relaxing or entertaining. The rear extension has created a bright and airy dining room that flows seamlessly from the lounge, with lovely views over the rear garden. The well-appointed kitchen with shaker style wall and base units complimented by wooden tops and is conveniently located and provides easy access to the living and dining spaces.

Externally, the bungalow features a private driveway, a detached garage and a generous rear garden, offering plenty of room for outdoor living, gardening or further development potential. This exceptional home presents a rare opportunity to secure a well-maintained, extended bungalow in a prime location.

Ruscombe Drive is situated just moments from the How Wood shopping parade, good local schools and bus services to St Albans and Watford, How Wood railway station linking St Albans and Watford Junction (Euston) is just a short walk away and open countryside, parks, and the M1 and M25 are an easy drive away.





## ACCOMMODATION

### Lounge

12'4 x 18'6 (3.76m x 5.64m)

### Dining Room

9'2 x 25'2 (2.79m x 7.67m)

### Kitchen

10'11 x 7'8 (3.33m x 2.34m)

### Bedroom 1

9'10 x 13'7 (3.00m x 4.14m)

### Bedroom 2

9'6 x 13'7 (2.90m x 4.14m)

### Bedroom 3

7'11 x 7'8 (2.41m x 2.34m)

### Bathroom

### Shower Room

## OUTSIDE

### Front Garden Driveway

### Rear Garden

### Garage

20'1 x 8'2 (6.12m x 2.49m)



Floor Plan



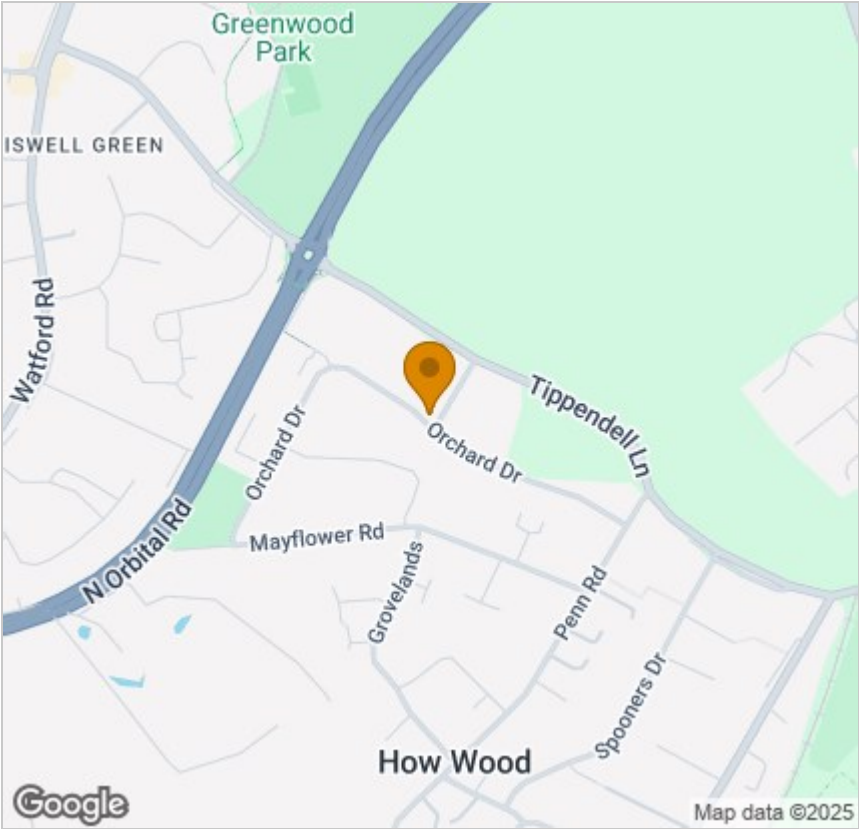
Viewing

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

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Area Map



Energy Efficiency Graph

