



2 Trumpington Drive, St. Albans, AL1 2JP

Guide price £519,400 Freehold



Paul Barker
ESTATE AGENTS

2 Trumpington Drive

St. Albans, AL1 2JP

A three-bedroom mid-terraced house located in the sought after Cottonmill area close to excellent schools and shops. Offering several superb features including a spacious detached outbuilding used as a home office and a useful accessible loft room with fixed staircase.

The accommodation begins with a front door opening into an entrance hall with stairs to the first floor and doors to rooms. There's a comfortable lounge with a generous window to the front and square archway leading through to a dining room with French doors to the rear garden. The fitted kitchen provides a range of wall and base units with work tops above, an inset sink with mixer tap and a mix of integrated and freestanding appliances.

The first floor provides three well-proportioned bedrooms with built-in storage to the two master bedrooms, a family bathroom suite and a fixed staircase leading to wonderfully useful loft room with two windows to the rear.

Externally, there's off street parking for two cars to the front and to the rear there's a low-maintenance garden with a patio area leading to the lawn. A pathway leads to a brick-built home office with a door, window, two sky lights and light and power points.

Trumpington Drive is in the popular Cottonmill area of St Albans within 1 mile of the City centre and close to primary and secondary schools, a parade of local shops and excellent bus routes to the City centre and train station. The M25 and M1 motorway network are also easily accessible.





ACCOMMODATION

Entrance Hall

Kitchen

11'11 x 8'4 (3.63m x 2.54m)

Lounge

13'5 x 11'2 (4.09m x 3.40m)

Dining Room

11'11 x 11'0 (3.63m x 3.35m)

FIRST FLOOR

Landing

Bedroom

11'2 x 11'0 (3.40m x 3.35m)

Bedroom

11'3 x 9'5 (3.43m x 2.87m)

Bedroom

9'4 x 8'4 (2.84m x 2.54m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



Floor Plan



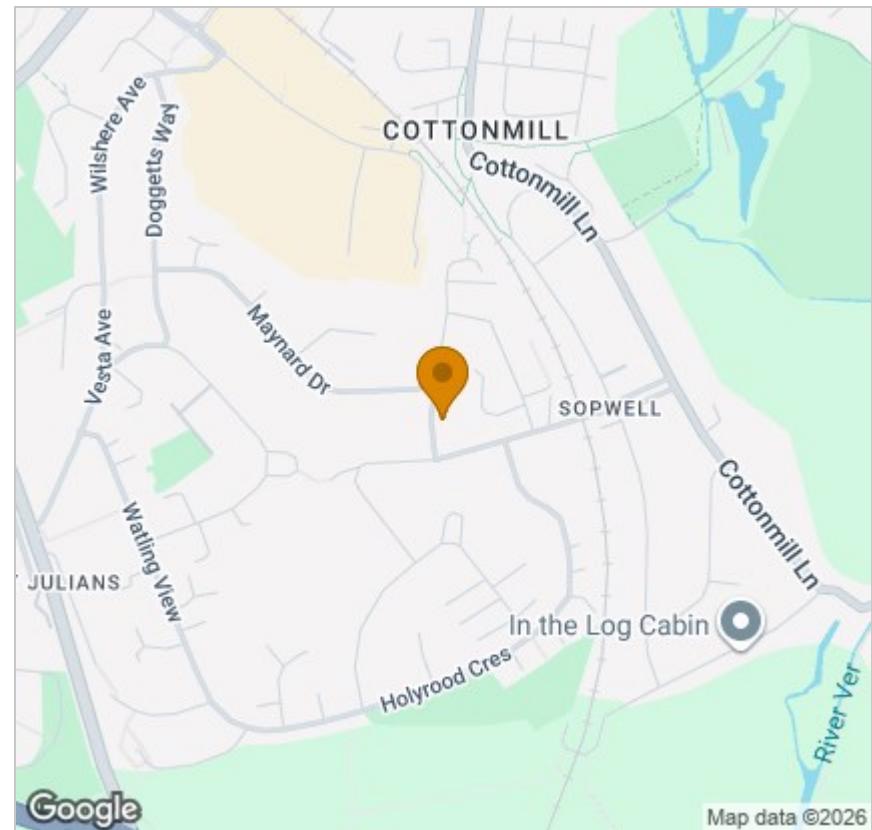
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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