

Netherway

St. Albans, AL3 4NE



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Guide Price £900,000

- Five Bedrooms
- Extended Detached House with excellent potential to extend STPC
 - Lounge with Bay Window
 - Dining Room
 - Kitchen & Breakfast Room
 - Shower Room & Utility Room
 - Family Bathroom & Cloakroom
 - Off Street Parking & Garage
- South facing property, beautiful views and a friendly community
 - Chain Free



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Presenting a unique opportunity to acquire a cherished family home coming to market for the first time in over 50 years, the property has undergone extensions and enhancements over time, and offers versatile and generous living space requiring modernisation. Nestled in the sought-after St. Stephens area, it boasts a picturesque, elevated location with uninterrupted front-facing views across fields and the green and within walking distance of local schools and shops, offering the perfect blend of convenience and tranquility.

Upon entry, this handsome residence welcomes you into a central hallway leading into a bay-fronted reception room, currently utilized as a spacious sitting room flowing seamlessly into the dining area with a door to the rear terrace. Continuing through to the rear of the property, you'll find a well-lit kitchen/breakfast area, utility room, and a convenient bathroom with a shower. A cloakroom off the main hallway and an integral garage completes the ground floor layout.

Ascending to the first floor, the property boasts five bedrooms in total, comprising three double rooms and two single rooms along with the family bathroom.

As you step outside, a serene terrace offers an ideal setting for outdoor entertaining, with steps leading up to the generous main lawn bordered by matured shrubs and trees. To the front of the property, a driveway for vehicles, ensuring convenience and ease of access for residents and guests alike.

This exceptional property offers enormous potential and is offered for sale with no upper chain.

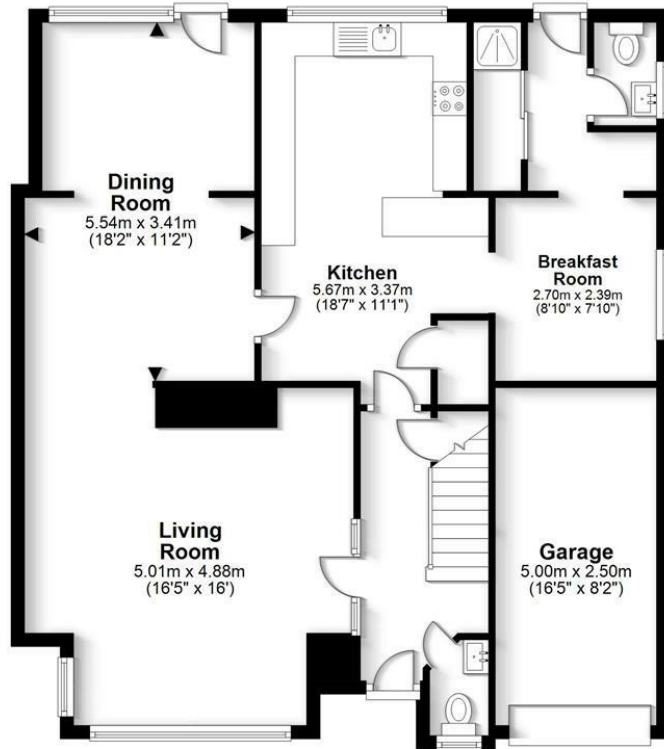


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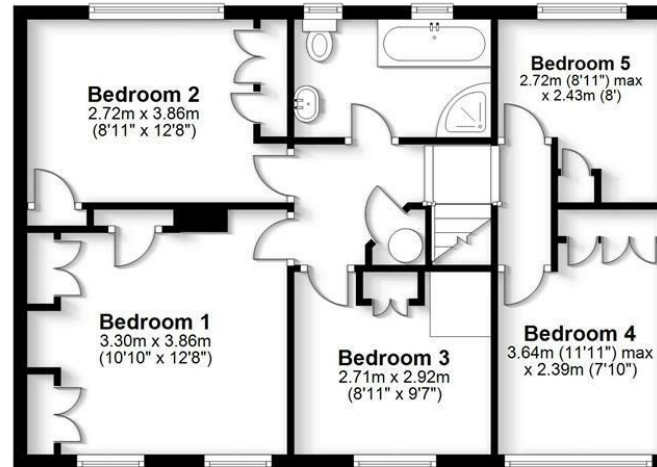
Ground Floor

Approx. 95.4 sq. metres (1027.4 sq. feet)



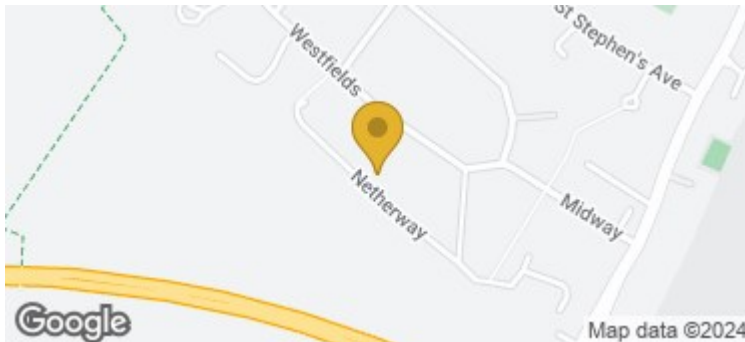
First Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 156.6 sq. metres (1685.3 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
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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			
		60	77
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			
England & Wales		EU Directive 2002/91/EC	

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