

Meadowcroft

St. Albans, ALI 1UF



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St. Albans, AL1 1UF

Guide Price £575,000

- Three Bedrooms
- Linked Detached House
- Lounge/Dining Room
- Off Street Parking
- Family Bathroom
- Front & Rear Gardens
- Converted Garage into Office/Playroom
- In Need of Modernisation Throughout
 - Great Location
 - Chain Free



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Upon stepping inside, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the house. The dual-aspect lounge/dining room boasts parquet flooring and French doors that open to the rear garden. The kitchen completes the ground floor.

Venturing upstairs, you will find three generously sized bedrooms, ideal for a growing family, along with a bright family bathroom.

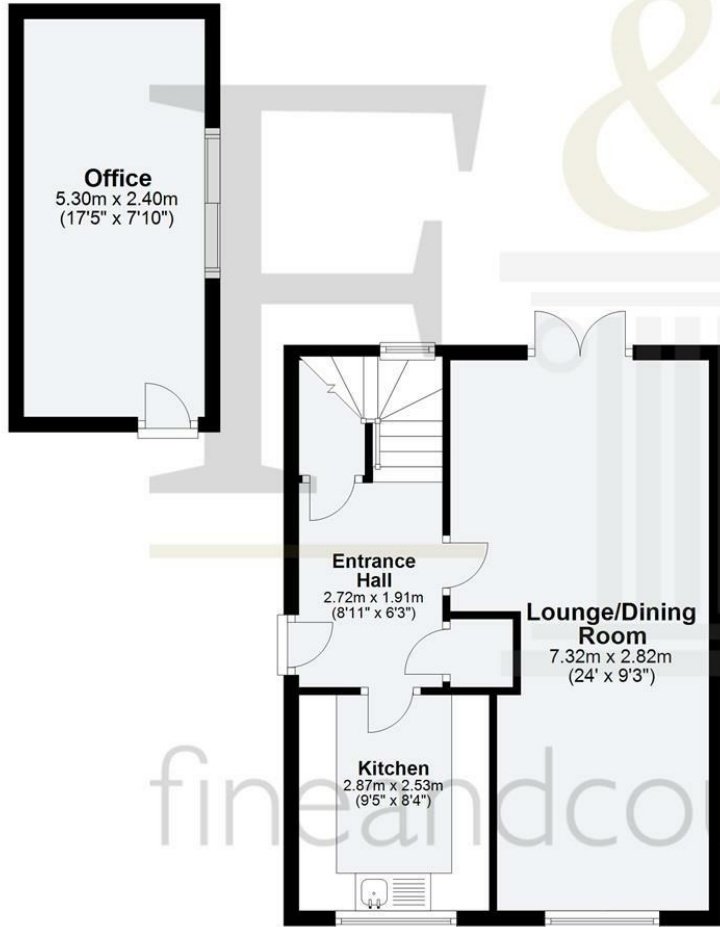
Outside, the property offers the convenience of off-street parking, as well as sizeable front and rear gardens that provide ample space for outdoor activities. The converted garage adds a flexible living area that can be adapted to suit your needs, whether it be a home office, playroom, or additional living space.

Situated in a tranquil cul-de-sac, this residence radiates a strong sense of community, making it an ideal setting for families. The property is being offered chain-free and need of modernisation throughout, presenting a great opportunity to make this house your home.



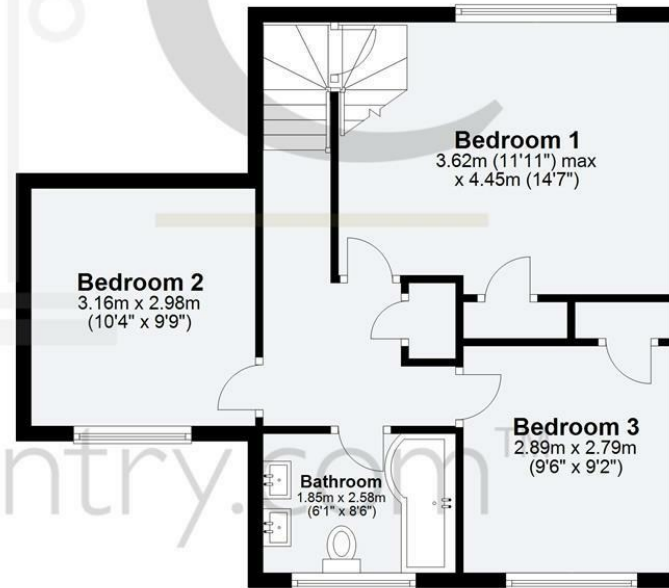
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)

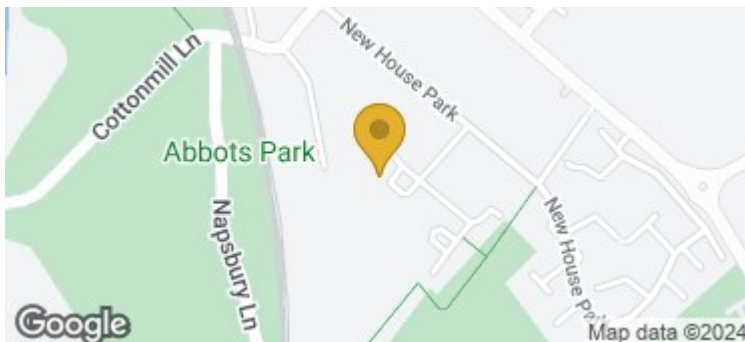


First Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)



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			
		68	81
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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