



79 Normandy Road, St. Albans, AL3 5PU
Asking Price £725,000

A three-bedroom end of terrace Victorian cottage.

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NO UPPER CHAIN! A three-bedroom end of terrace Victorian cottage. Ideally situated on a popular residential street within walking distance of St Albans Town Centre and mainline St Albans City station.

Retaining many original character features such as exposed wooden floors, panelled internal wooden doors and bay fronted Living Room. The property also benefits from recent redecoration throughout and a newly installed boiler.

Well-proportioned accommodation comprises; Entrance Hall, Living Room with feature fireplace, Dining Room with patio doors to the garden, Kitchen providing access to the garden, downstairs WC, Three bedrooms all with built in storage, Bathroom, walled Garden with side street access and Garage / Workshop.

Freehold Tenure.
Council Tax Band E.

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- WALLED GARDEN AND GARAGE / WORKSHOP
- WALK TO STATION AND TOWN CENTRE
- END OF TERRACE
- THREE BEDROOMS
- NEWLY INSTALLED COMBI BOILER
- EXPOSED WOODEN FLOORS

Entrance Hall

Living Room

Dining Room

Kitchen

WC

Master Bedroom with fitted storage

Second Double Bedroom with fitted storage

Third Bedroom with fitted storage

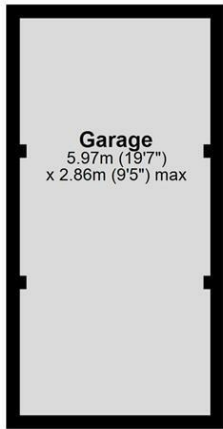
Bathroom

Walled Garden

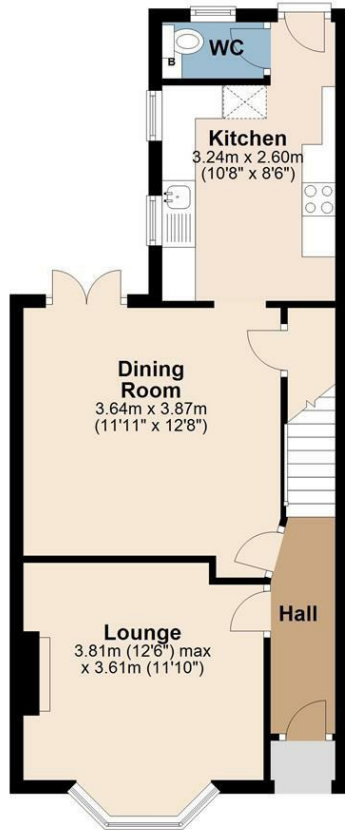
Garage / Workshop



Garage
Approx. 17.1 sq. metres (184.0 sq. feet)



Ground Floor
Approx. 44.5 sq. metres (479.5 sq. feet)

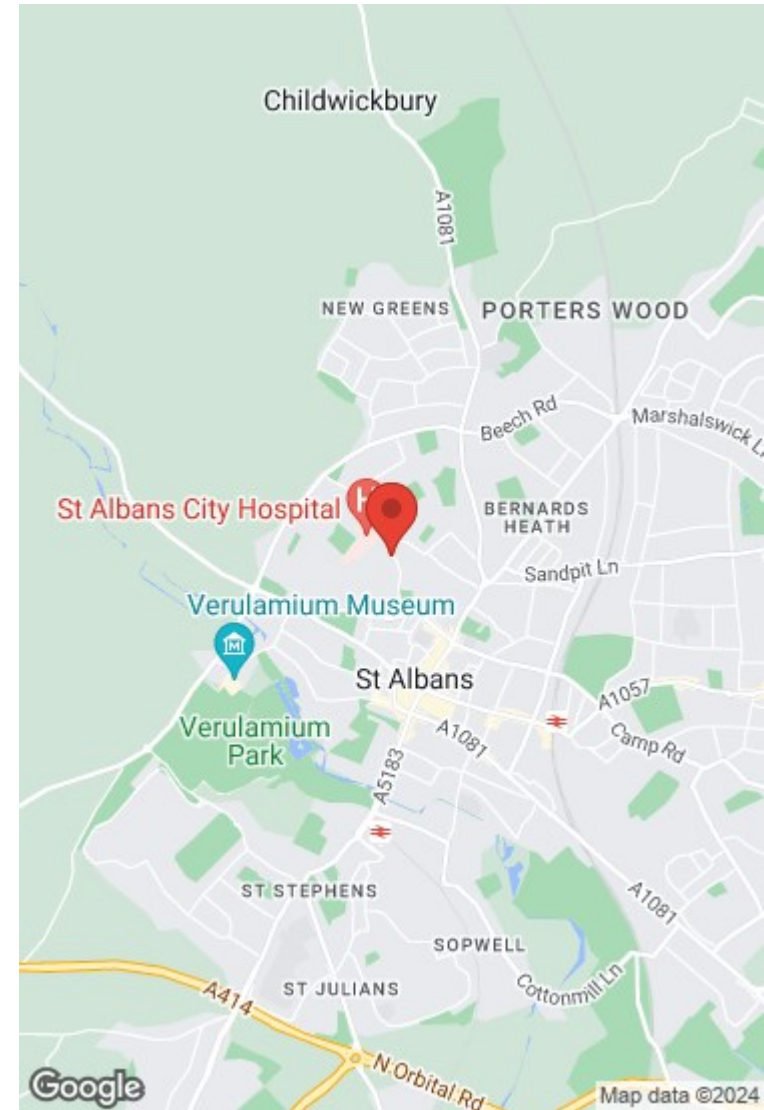


First Floor
Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.



| 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 | | | |
| 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 | | | |



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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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