



76 Puddingstone Drive, St. Albans, AL4 0GY
Asking Price £500,000

space
estates.com

NO UPPER CHAIN! A well presented two double bedroom terraced property situated in the popular Highfield development. Close to open countryside and local cycle paths whilst also providing easy access to St Albans Town Centre and motorway links. The property benefits from off street parking, ample built in storage and low maintenance garden.

Accommodation briefly comprises; entrance hall, downstairs WC, modern kitchen, living / dining room with built in storage and french doors leading to the garden. Two double bedrooms, bathroom and driveway.

Freehold Tenure.
Council Tax Band D.

- NO UPPER CHAIN
- LIVING / DINING ROOM
- DRIVEWAY
- SCHOOL CATCHMENT AREA
- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- EASY ACCESS TO ST ALBANS TOWN CENTRE AND MOTORWAY LINKS

Entrance Hall

Downstairs WC

Kitchen

Living / Dining Room

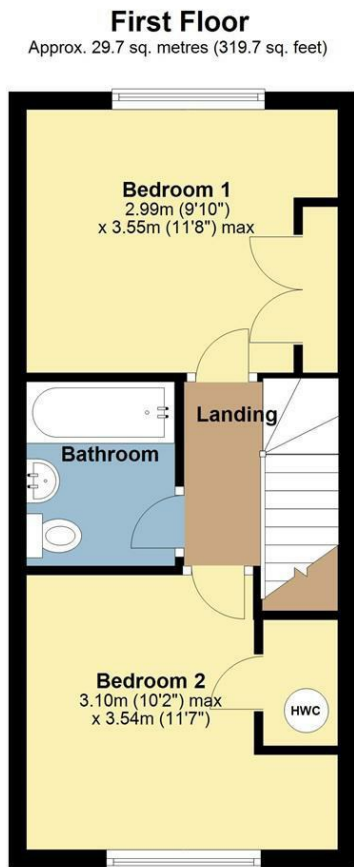
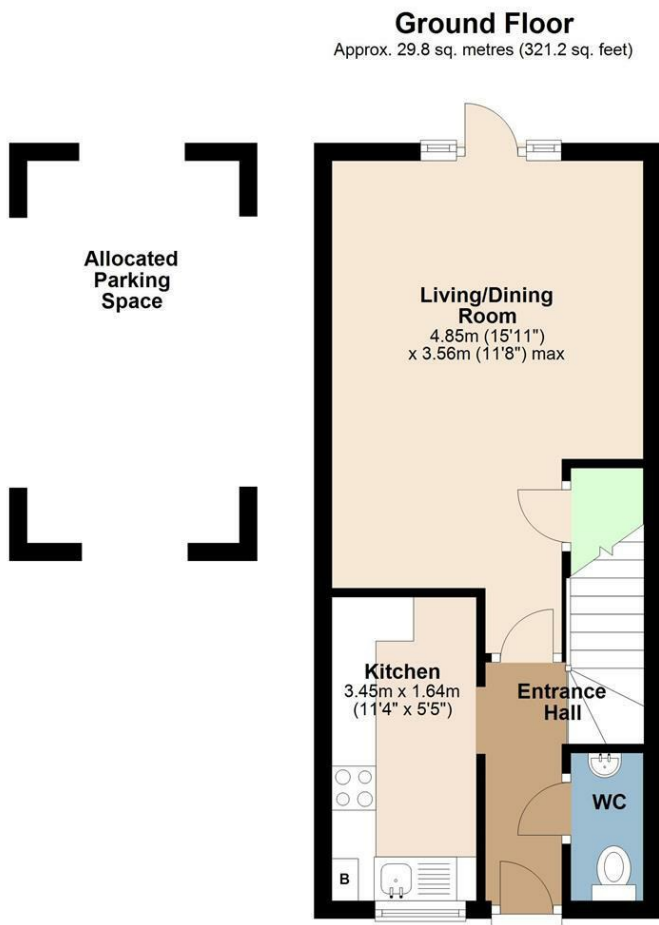
Master Bedroom with built in storage

Second Double Bedroom with airing cupboard

Bathroom

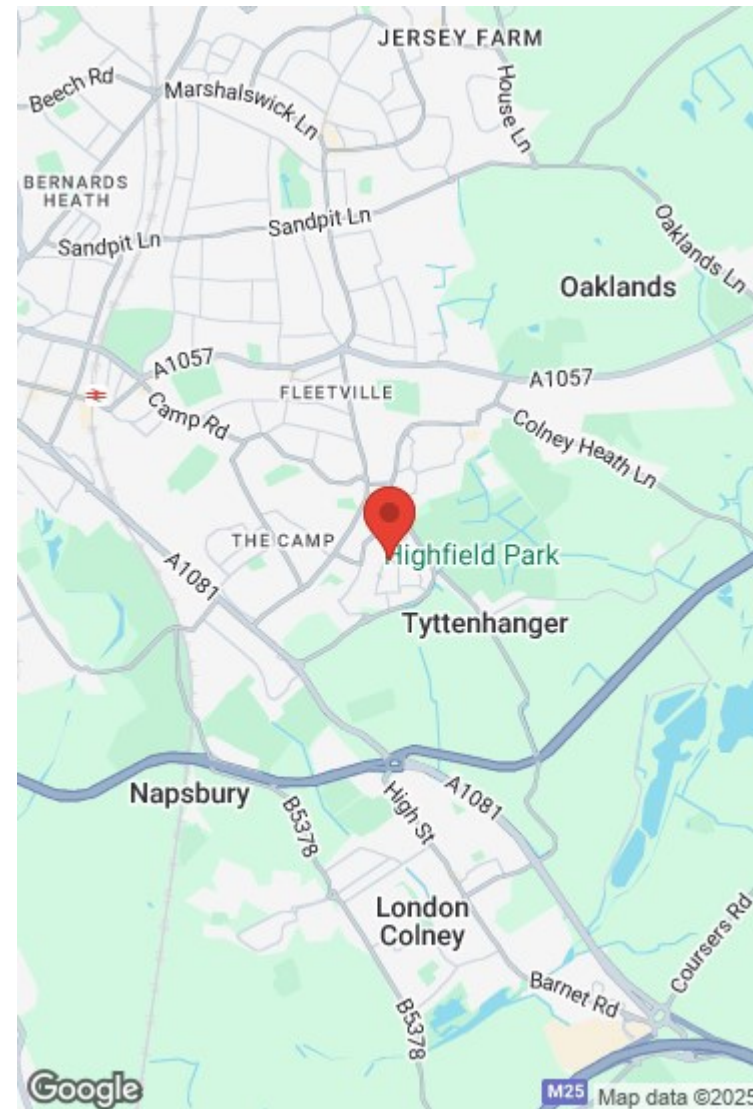
Garden






Total area: approx. 59.5 sq. metres (640.9 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	75	
(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		
England & Wales		EU Directive 2002/91/EC 



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.

16 London Road, St Albans, Hertfordshire, AL1 1NG
Tel: 01727 581239 Email: sales@spaceestates.com
www.spaceestates.com