



49 Cavan Drive, St. Albans, AL3 6HP
Asking Price £575,000

space
estates.com

NO UPPER CHAIN! A three-bedroom end of terrace property within the New Greens area of St Albans. Ideally situated for well-regarded schooling, local shops, transport links and easy access to the City Centre.

The property benefits from a large lawned garden with side access, block paved driveway for multiple cars and overlooks adjacent parkland. There is potential to extend to the rear subject to relevant permissions.

Accommodation briefly comprises; entrance hall, living / dining room, kitchen, two double bedrooms, third bedroom, bathroom, external brick-built store.

Freehold Tenure.
Council Tax Band D.

- NO UPPER CHAIN
- THREE BEDROOM PROPERTY
- OFF STREET PARKING FOR MULTIPLE CARS
- POTENTIAL TO EXTEND TO THE REAR SUBJECT TO RELEVANT PERMISSIONS
- NEW GREENS AREA OF ST ALBANS
- LARGE GARDEN
- WELL PLACED FOR BOTH PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

Living / Dining Room

Kitchen

Master Bedroom

Second Bedroom

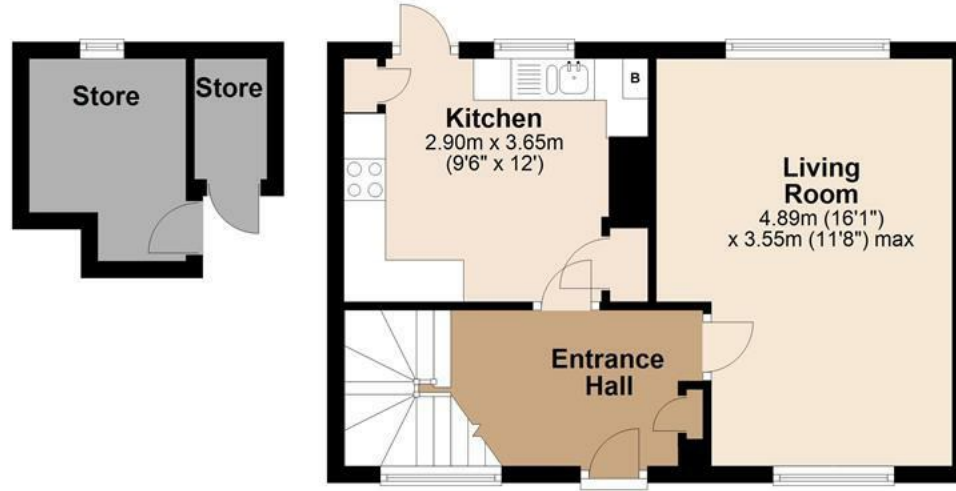
Third Bedroom / Study

Bathroom



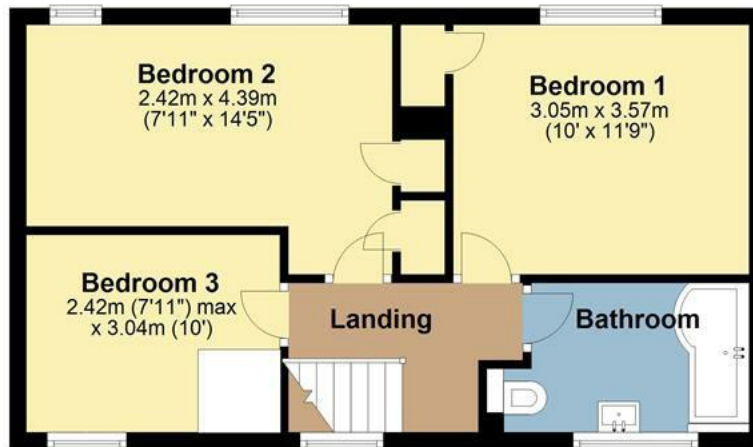
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

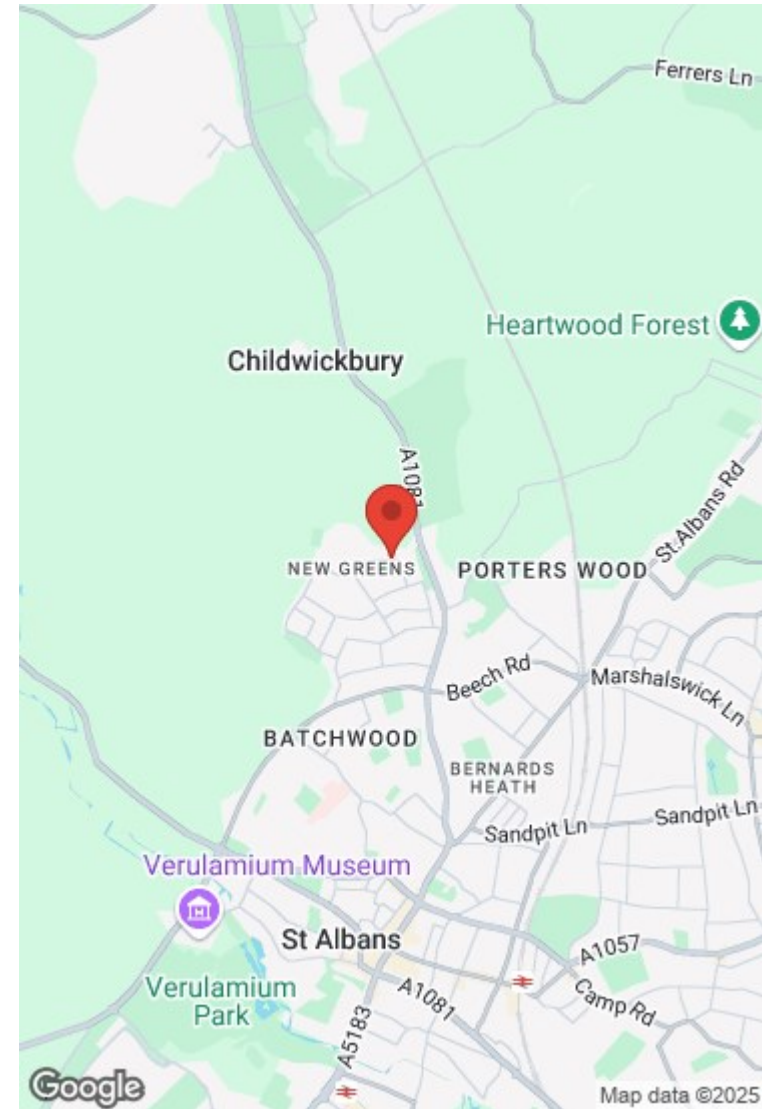
Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 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		
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.

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