




## Riverside Road, St. Albans

£700,000

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- Close to the station and the city centre
- Off street parking
- Bright and spacious living/dining room
- Enclosed garden
- Potential to extend subject to planning permission
- Three well proportioned bedrooms
- A must view
- EPC Grade D
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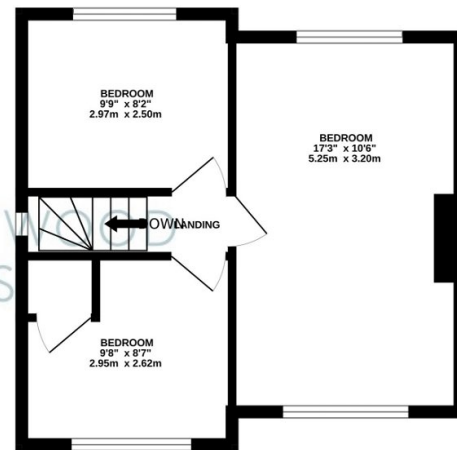
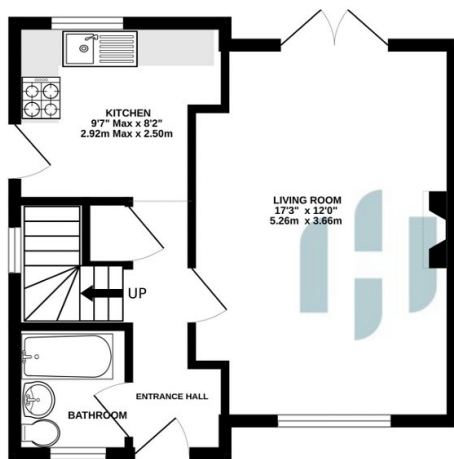
#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A three bedroom semi detached family home which offers fantastic potential to extended subject to planning permission. The property is perfectly located in the heart of St Albans historic City Centre with its fantastic selection of shops, eateries and transport facilities to include the mainline train station with direct access to London via St Pancras International.

This lovely home offers versatile accommodation to comprise entrance hall, which leads to a bright and spacious dual aspect living room with double doors to the garden. There is a modern kitchen overlooking the garden and a ground floor bathroom. To the first floor there are three well proportioned bedrooms.

Externally to the front there is a landscaped garden with the addition of hardstanding providing

off street parking. You then have an enclosed side and rear garden mainly laid to lawn.

Please call us today to arrange an appointment to view the superb home. EPC Grade D