



Prae Close, St. Albans



DAVID CHADWICK
ST ALBANS



14 Prae Close, St. Albans, AL3 4SF

Entrance hall | Sitting/dining room |
Kitchen/breakfast room | Cloak room | 3
Bedrooms | family bathroom | Garage |
Driveway parking | Gardens | Scope to
extend subject to the usual consents |
Council Tax Band F £3,112.94 | EPC rating D |
Tenure - Freehold

The Property

A well-presented end of terrace house with great scope to extend, subject to the necessary consents, backing the River Ver within a private St Michael's Village cul-de-sac location

Arranged over two floors there is well planned and spacious accommodation that includes, to the ground floor, an entrance hall with cloakroom, a fitted kitchen/breakfast room to the front and a generous L shaped sitting/dining room to the rear, with doors to and views over the

garden and the River Ver. To the first floor are three comfortable bedrooms with fitted wardrobes and a well-appointed family bathroom. Both to the rear and side of the house and to the loft space there is great potential to extend to provide additional living and bedroom accommodation, subject to the necessary consents.

14 Prae Close sits behind a brick built mid-century faux Georgian façade with a first floor Juliette balcony beneath a tile hung roof and behind a low maintenance garden laid mainly to lawn with a footpath to the front door. 14 Prae close has the rare advantage, within this development, of having its attached garage and driveway parking immediately to one side.

To the rear of the property is a delightful garden backing onto the River Ver affording some lovely leafy waterside views. In addition, the end of terrace location with the adjoining garage means that the rear plot is significantly wider than most.





Ground Floor

First Floor

PRAE CLOSE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1289.51 SQ FT / 119.80 SQ M. INC. GARAGE
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DAVID CHADWICK
 ST ALBANS

david@davidchadwickstalbans.com
 Mobile 07859 768597
 Office 01727 857165

davidchadwickstalbans.com