



**Connells**

Trowley Hill Road  
Flamstead St. Albans



### Property Description

\*\*\* RELAUNCHED FOR GENERAL SALE -  
NO LONGER BEING SOLD VIA AUCTION  
\*\*\*

A well-presented 3/4 bedroom detached chalet style bungalow situated in a sought after location in the popular village of Flamstead. The property offers a porch entrance, entrance hall, 21ft lounge and dining room, separate kitchen, 2 ground floor bedrooms and cloakroom. On the first floor there are a further 2 double bedrooms and a family bathroom. To the front of the property is a driveway parking for 3 cars, access to single garage and a large front garden. To the rear is a low maintained rear garden mainly paved with a range of mature shrubs and planning, side access gate and shed to remain. The property has potential to extend subject to the usual planning constraints. The property offered on a vacant and no chain basis.

### Front Porch

Replacement double glazed door with wing window leading to:

### Entrance Hallway

Replacement double glazed window to front. Stairs ascending to first floor and doors leading to:

### Lounge / Dining Room

21' 8" x 12' 8" (6.60m x 3.86m)

Large dual aspect 21ft lounge and dining room, double glazed windows to front and double glazed window and patio door leading to rear garden. Feature brick built fireplace and coved cornices.

### Kitchen

10' x 7' 11" (3.05m x 2.41m)

Range of wall and base units with contrasting worktop surfaces. Acrylic one and a half bowl sink unit with mixer taps. Gas four ring hob with single oven and extractor. Space for Washing machine and space for low level fridge. Double window and door leading to rear garden.

### Bedroom 4 / Study

9' 5" x 6' 2" (2.87m x 1.88m)

Generous single bedroom or study with double glazed windows to front, built in cupboard and a radiator.

### Bedroom 3

9' 11" x 9' 4" (3.02m x 2.84m)

Double bedroom with double glazed windows to rear, built in wardrobe, coved cornices and a radiator.

### First Floor Landing

## Bedroom 1

13' 11" x 12' 11" (4.24m x 3.94m)

Good sized double bedroom, double glazed window to side, two built in wardrobes, eaves storage cupboard and a radiator.

## Bedroom 2

9' 6" x 7' 11" (2.90m x 2.41m)

A good sized bedroom with double glazed windows to side, eaves storage cupboard and a radiator.

## Family Shower Room

A good sized shower room comprising a double shower with Mira shower unit, pedestal hand wash basin and a low level WC. Obscured double glazed window to side and tiled walls.

## Rear Garden

A good sized low maintenance garden, fully paved over two levels, single glazed summer house / artist studio located to the rear of the garden and personal door to garage.

## Single Garage

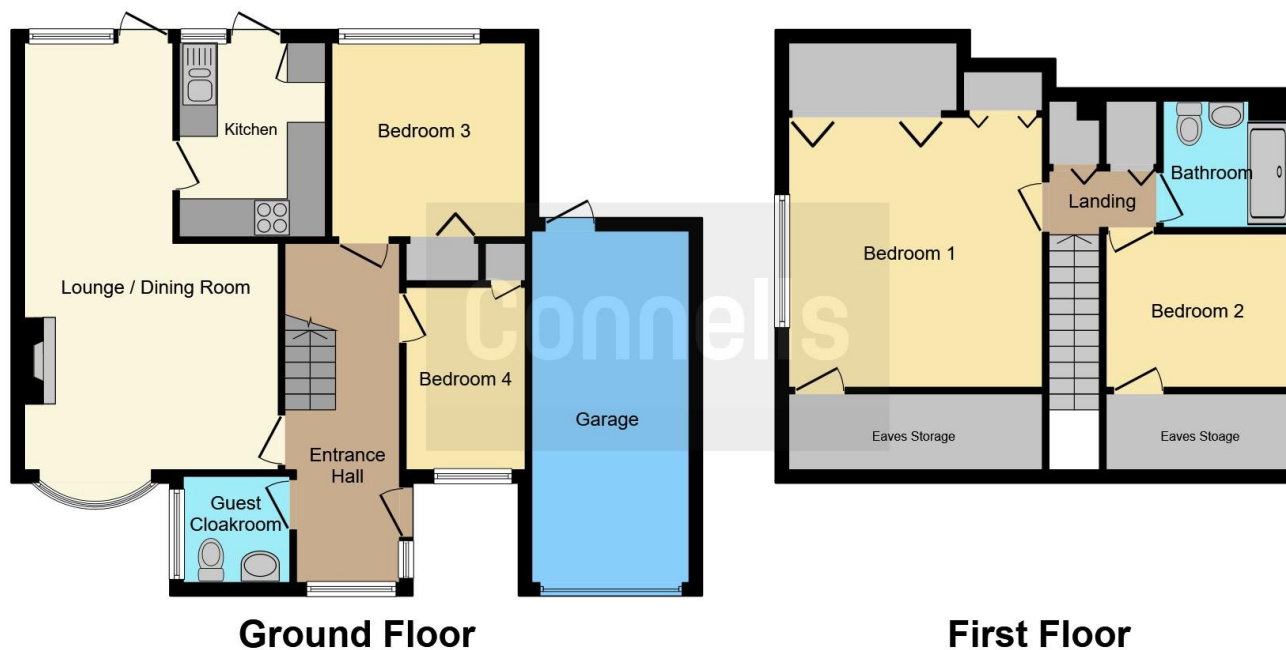
18' 3" x 7' 10" (5.56m x 2.39m)

Single garage with personal door into rear garden, up and over door with light and power.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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