



Connells

Parsons Close
Flamstead St. Albans



Property Description

A beautifully presented 3 bedroom semi-detached family home situated in a sought after location close to local schooling in the popular village of Flamstead. The property offers a generous entrance hall, large dual aspect 17ft lounge, good sized kitchen and dining room overlooking garden and large ground floor wet room. On the first floor there are 2 double bedrooms, generous single bedroom and a modern bathroom. To the front of the property is ample driveway parking for 2 cars and a side access gate to rear garden. To the rear is a good sized garden mainly laid to lawn. The property is offered on a vacant and chain free basis.

Entrance Hall

6' 8" x 5' 9" (2.03m x 1.75m)

A good size entrance hall with semi-glazed door into lounge.

Lounge

17' 2" x 11' 4" (5.23m x 3.45m)

Large 17ft dual aspect lounge with electric fireplace, door to kitchen and door into entrance hall.

Kitchen & Dining Room

15' 4" x 9' 10" (4.67m x 3.00m)

Generous kitchen and dining room with window and patio door overlooking garden, door into ground floor shower room.

Ground Floor Shower Room

12' 2" x 6' 10" (3.71m x 2.08m)

Larger than average shower room with window to front, suites consists of a shower, wash hand basin and low level flush WC.

Bedroom 1

13' 1" x 11' 5" (3.99m x 3.48m)

A good sized double bedroom with windows to front.

Bedroom 2

13' x 11' 3" (3.96m x 3.43m)

A generous second double bedroom with windows to front.

Bedroom 3

8' 5" x 8' (2.57m x 2.44m)

A good sized single bedroom with windows overlooking garden.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

A generous family bathroom with window overlooking garden, suite consists of panel bath, walk in shower, hand wash basin and a low level flush

Outside

To the front of the property is a substantial brick built driveway, to the rear is a good sized garden mainly laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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