

**NEW**



**AITCHISONS**

*selling homes since 1935*

Azalea Close, Napsbury Park, AL2 1UA

Asking Price £752,500 Freehold





\*\*\*\*\* CHAIN FREE \*\*\*\*\*

Azalea Close is a GATED close within the EXCEPTIONAL NAPSBUURY PARK development with its nature walks and woodland park. Offering privacy and security along with numerous guest parking spaces.

Set over three floors ( 1851 sq ft / 171 sq m) this delightful property is ready for immediate occupation. THREE DOUBLE BEDROOMS WITH THREE BATHROOMS, ONE EN SUITE complement this well balanced family home.

Internally the accommodation benefits from a large kitchen/ breakfast room opening directly on to the rear garden, whilst a guest cloakroom and the integral garage which has been converted into a further TV room/ study/playroom or gym, adds additional flexibility with additional storage to the garage front complete the ground floor layout.

Above on the first is the large lounge with floor to ceiling windows and the first double bedroom and bathroom whilst the second floor has the master suite and bathroom along with the third double and bathroom.

Externally the garden to the rear has flower borders and is astro turfed for low maintenance, whilst there is one off street parking space to the front. An early viewing is recommended. Council tax band G / St.Albans. EPC C

- Three double bedroom end of terrace family house
- Pretty rear garden, converted integral garage and off street parking
- Council tax Band G St.Albans / EPC C / Estate Charge TBA
- CHAIN FREE
- Gas Central Heating / Mains drainage
- Sole Agents









## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



**Ground Floor**  
Area: 610 ft<sup>2</sup> ... 56.7 m<sup>2</sup>

**First Floor**  
Area: 630 ft<sup>2</sup> ... 58.5 m<sup>2</sup>

**Second Floor**  
Area: 611 ft<sup>2</sup> ... 56.7 m<sup>2</sup>



Total Area: 1851 ft<sup>2</sup> ... 171.9 m<sup>2</sup> (excluding porch)  
All measurements are approximate and for display purposes only



## VIEWING

Strictly by appointment with Aitchisons

Tel: 01923 859444

Email: [office@aitchisonsradlett.co.uk](mailto:office@aitchisonsradlett.co.uk)

Website: [aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

*Aitchison Raffety Limited trading as Aitchisons.*

*Registered Office: Unit 4 Stokenchurch Business, Park, Ibstone Road, Stokenchurch, Buckinghamshire, HP14 3FE  
Registered in England & Wales No.3435902*

*Ref:*

### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating **C**

299 Watling Street, Radlett, WD17 7LA

**01923 859444**

[aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

