

for sale

guide price **£625,000** Freehold



## Howland Garth ST. ALBANS AL1 2NY

- Energy Rating: C
- Three double bedrooms
- Granted planning permission for 2nd story
- Two reception rooms
- Spacious kitchen



# Property Details

**Entrance Hall** 16' 7" x 5' 6" ( 5.05m x 1.68m )  
under stairs storage

**Cloakroom** 8' 5" x 2' 6" ( 2.57m x 0.76m )  
Shower Room

**Lounge** 11' 8" x 10' 7" ( 3.56m x 3.23m )  
Bifold doors onto diner

**Dining Room** 8' 9" x 8' 3" ( 2.67m x 2.51m )  
Bifold onto Kitchen/living room

**Study** 8' 6" x 4' 6" ( 2.59m x 1.37m )

**Kitchen** 14' 3" x 13' 2" ( 4.34m x 4.01m )  
Extended 5x5, outlook onto garden. 2 Skylights

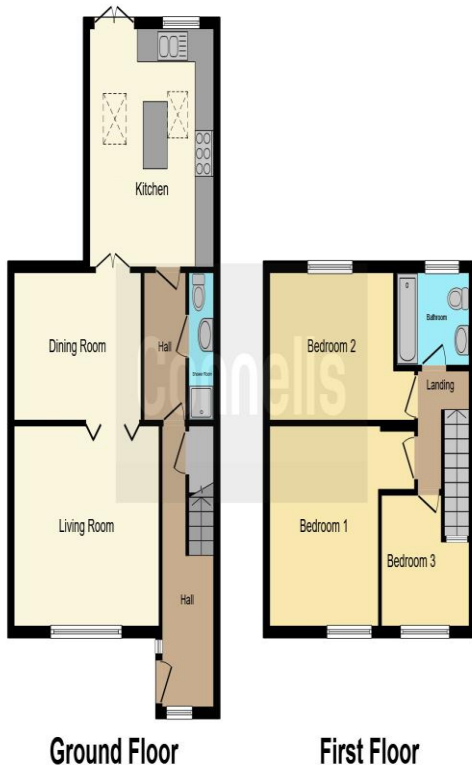
**Landing** 6' 9" x 5' 6" ( 2.06m x 1.68m )  
Access to all - part boarded loft (and boiler)

**Bedroom One** 12' 3" x 11' 5" ( 3.73m x 3.48m )  
Spacious double, looking out on to green

**Bedroom Two** 13' 2" x 8' 4" ( 4.01m x 2.54m )

**Bedroom Three** 9' 4" x 7' 8" ( 2.84m x 2.34m )  
Small double looks out to front, overlooking green

**Bathroom** 7' 5" x 5' 4" ( 2.26m x 1.63m )  
3 piece suite



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** C

Property Ref: STA316243 - 0005

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