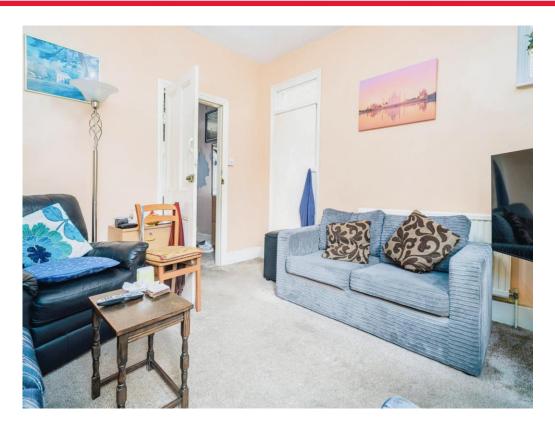


Connells

Alma Road St. Albans

# Alma Road St. Albans AL1 3BT







## **Property Description**

This delightful period detached property is in the sought after area of St Albans. The property is within a short distance to the town centre. This property briefly comprises two reception rooms, kitchen breakfast room with a utility room and six bedrooms throughout the property and these are situated over four levels.

This would ideally suit a buy to let investor, subject to planning consent the property has the potential to be converted to multiple apartments. Viewing highly advised.

#### **Entrance Hall**

## Lounge

11' 10" x 11' 11" ( 3.61m x 3.63m )

# **Dining Room**

14' 11" x 13' 3" ( 4.55m x 4.04m )

## Kitchen

12' 5" x 8' 8" ( 3.78m x 2.64m )

# **Utility Room**

7' 11" x 6' 1" ( 2.41m x 1.85m )

## Shower Room/Wc

## **Family Room**

11' 10" x 10' 1" ( 3.61m x 3.07m )

#### **Basement**

13' 7" x 12' 7" ( 4.14m x 3.84m ) **Landing** 

#### **Bedroom One**

13' 3" x 13' (4.04m x 3.96m)

#### **Bedroom Two**

11' 1" x 9' 8" ( 3.38m x 2.95m )

#### **Bedroom Three**

11' 10" x 10' 4" ( 3.61m x 3.15m )

## **Upper Floor**

#### **Bedroom Four**

12' 10" x 8' 1" ( 3.91m x 2.46m )

#### **Bedroom Five**

12' 10" x 10' 4" ( 3.91m x 3.15m )

### **Bedroom Six**

15' x 13' 2" ( 4.57m x 4.01m )

#### Front & Rear Garden

















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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: E** 

Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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