



Connells

Moorlands
Frogmore St. Albans



Property Description

A 3-bedroom end terrace house set on a private development of only 6 houses and benefiting from its own garage and impressive uninterrupted views to the rear from all floors. On the ground floor there is an entrance hall with door off to a fitted kitchen to the front of the house, there is a ground floor toilet and a large open plan reception diner with views overlooking the rear and door to rear garden. On the first floor there are 2 bedrooms and the family bathroom. The loft has been converted and provides a good-sized 3rd bedroom and a large storage area too. There is a garage en-bloc and a rear garden

with patio area and rest laid to lawn and rear access to the garden and side access to the house. transport access is good too with the M25, M1 and A1m all within easy reach. Both Park Street and How Wood station are less than 0.5 miles away and Radlett mainline station with its quick access into Central London is only a 6-minute drive away. There are several leading schools close by including How Wood Primary and Park Street C of E.

Entrance Porch

3' x 2' 10" (0.91m x 0.86m)

Entrance Hall

11' 5" x 3' 8" (3.48m x 1.12m)

Cloakroom

4' 10" x 2' 6" (1.47m x 0.76m)

Lounge/Dinner

23' 7" x 12' 5" (7.19m x 3.78m)

Kitchen

10' 3" x 8' 3" (3.12m x 2.51m)

Landing

10' 8" x 2' 8" (3.25m x 0.81m)

Bedroom One

11' 6" x 10' 8" (3.51m x 3.25m)

Bedroom Two

10' 9" x 7' 2" (3.28m x 2.18m)

Bedroom Three

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

Bathroom

7' 8" x 4' 11" (2.34m x 1.50m)

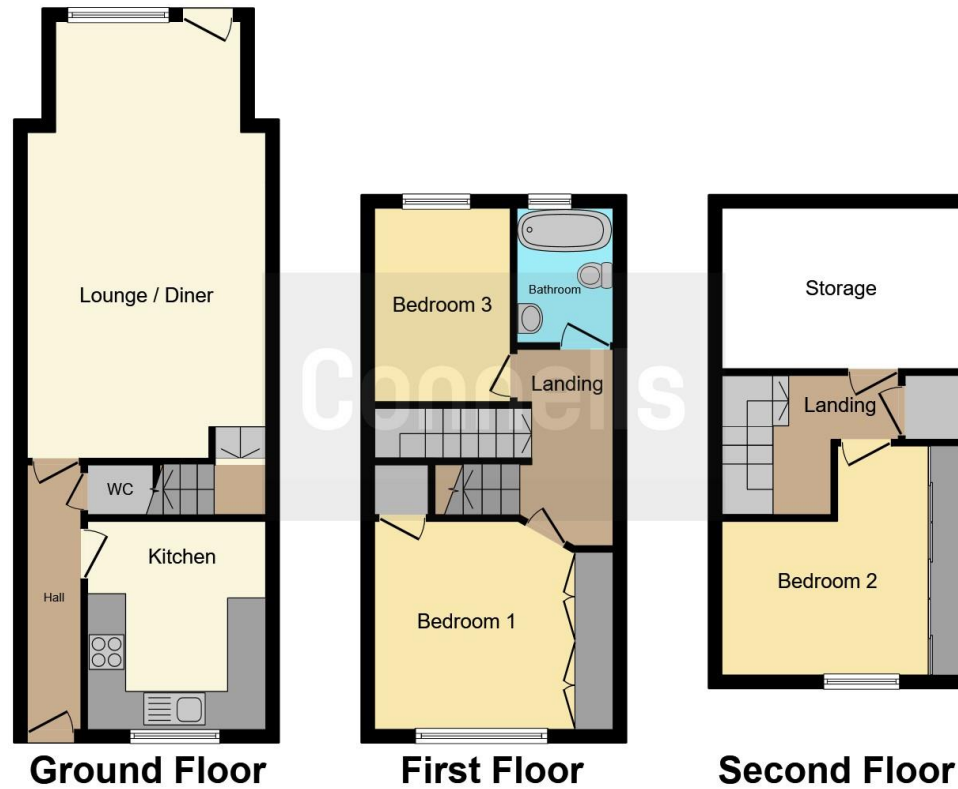
Garage

16' 6" x 7' 10" (5.03m x 2.39m)









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

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: D

view this property online connells.co.uk/Property/STA316320

Tenure: Freehold



1. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA316320 - 0009