



Connells

Dellfield
St. Albans



Property Description

Connells St Albans are delighted to offer to the market this three-bedroom end of terrace family home that offers the exciting scope for extension, subject to the relevant planning consents.

To the ground floor accommodation, we have an entrance hallway, a spacious 19ft sitting/dining room, kitchen and a downstairs family bathroom. To the first floor, the property further benefits from a 13ft master bedroom with built in wardrobes, plus a further two generous sized bedrooms and an upstairs WC.

To the rear, there is a large garden predominantly laid to lawn with a raised patio area, plus storage sheds. The front garden is currently laid to lawn with many of the surrounding properties having converted this to driveway parking, subject to the local authorities granting permission.

Dellfield is ideally located close by to St Albans city mainline railway station with direct access into London St Pancras and the town centre which provides an excellent selection of shopping and leisure facilities.

Hallway

7' 11" max x 7' 2" max (2.41m max x 2.18m max)

Lounge

12' 8" max x 19' max (3.86m max x 5.79m max)

Kitchen

8' 2" max x 11' 5" max (2.49m max x 3.48m max)

Bedroom One

12' 1" max x 13' 1" max (3.68m max x 3.99m max)

Bedroom Two

12' 1" max x 6' 6" max (3.68m max x 1.98m max)

Bedroom Three

8' 2" max x 9' 6" max (2.49m max x 2.90m max)

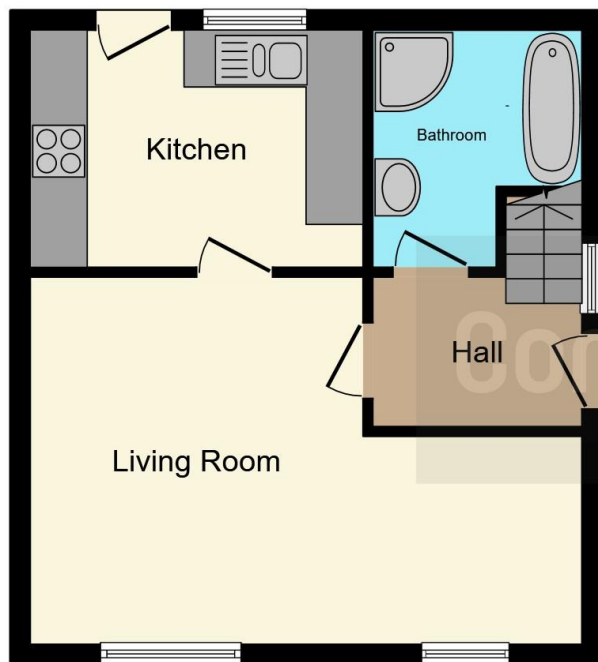
Wc

5' 1" max x 2' 11" max (1.55m max x 0.89m max)

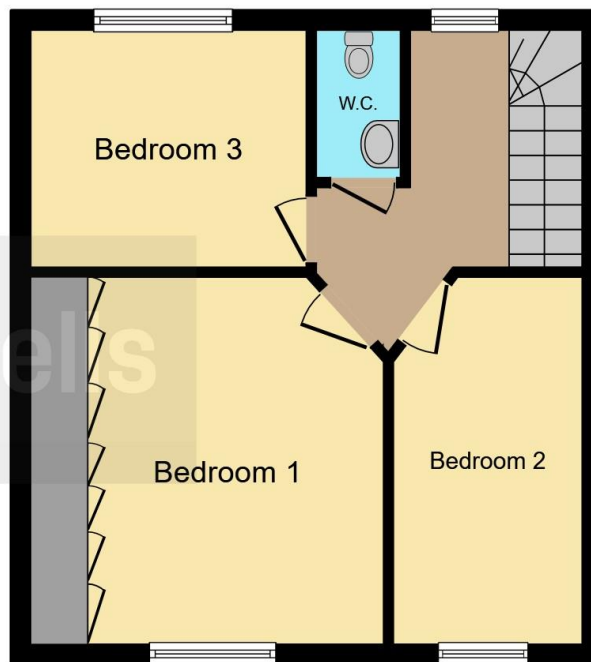
Bathroom

8' 2" max x 7' 6" max (2.49m max x 2.29m max)





Ground Floor



First Floor

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

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold



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