



Grasmere Road
St. Albans AL1 5PY

for sale offers in excess of
£575,000



Property Description

Connells St Albans are delighted to present this attractive three-bedroom semi-detached family home, set within a highly sought-after location and offering excellent potential to extend (STPP).

The property welcomes you via a bright and inviting entrance hallway, leading into a superb 21ft open plan sitting and dining area, complete with French doors that open onto the beautifully maintained rear garden. A re-fitted kitchen and convenient cloakroom complete the ground floor accommodation.

Upstairs, you'll find two generous double bedrooms, a further well-proportioned single bedroom, and a stylish modern family bathroom.

Externally, the rear garden offers a wonderful sense of privacy and space - ideal for entertaining, family time, or simply unwinding. To the front, the property benefits from driveway parking for two vehicles, along with secure side access to the garden.

With interest in this property expected to be high, we recommend contacting Connells St Albans at your earliest convenience to arrange a viewing and avoid disappointment.

Entrance Hallway

10' 2" x 5' 8" (3.10m x 1.73m)

Sitting/Dining Room

21' 1" x 12' 1" (6.43m x 3.68m)

Kitchen

11' 5" x 8' 4" (3.48m x 2.54m)

Bedroom One

13' x 12' 10" (3.96m x 3.91m)

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

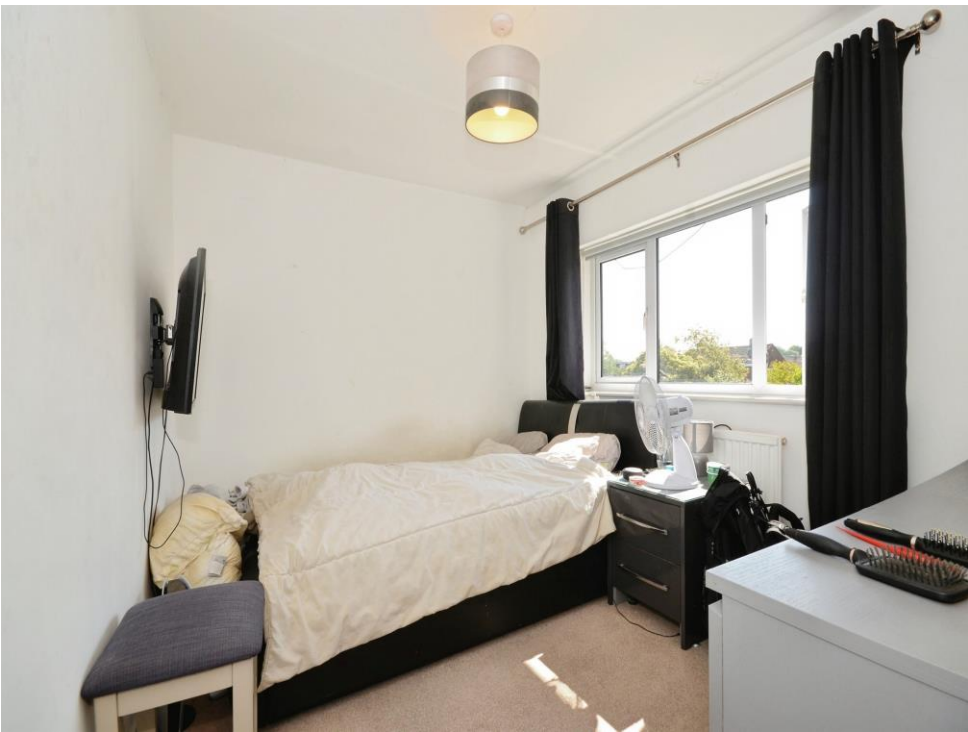
Bedroom Three

8' 4" x 8' 1" (2.54m x 2.46m)

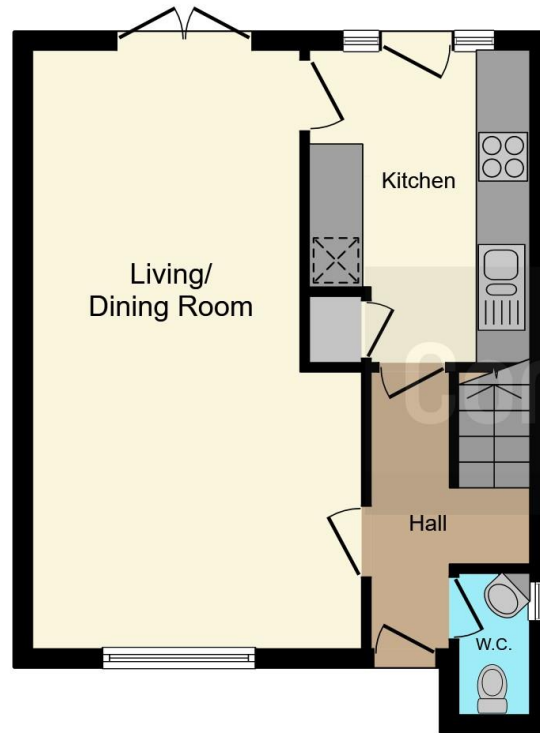
Family Bathroom

8' 1" x 5' 4" (2.46m x 1.63m)

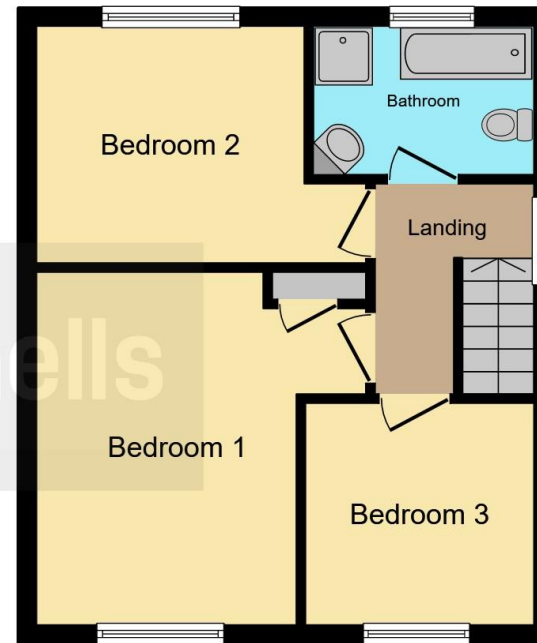








Ground Floor



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

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

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STA317014



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: STA317014 - 0006