

£585,000

offers in the region of



8 Lemsford Road St. Albans Hertfordshire AL1 3PB

Victorian Four Bedroom Detached
 Parking & Chain Free
 En-Suite, Three Receptions
 Within Quarter of a Mile of City Station
 Further Development STPP

A stunning & rarely available four bedroom detached Victorian family home nestled within quarter of a mile of the City station. Benefiting from character features, modern living, en-suite & parking. Planning permission obtained for 3m extension to rear of property at basement & 1st floor levels.

Aged 60 or over? Huge discounts* on all properties. Ask for details.

*With a Homewise Lifetime Lease. Subject to property criteria and applicant status.



Entrance Hall

Door to front. Stained glass single glazed window to front aspect. Radiator. Stairs to first floor. Alarm panel. Coving to ceiling.

Cloakroom

Two piece white suite with chrome mixer fittings comprising: Wash hand basin. Low level W.C. Extractor fan. Dado rail. Coving to ceiling.

Lounge

16' x 11' 9" (4.88m x 3.58m)

Cast-iron fireplace with wooden surround & tiled hearth. Radiator. TV point. Built-in shelving. Picture rails. Single glazed sash cord bay window to front aspect.

Dining Room

16' 8" x 10' 9" (5.08m x 3.28m)

Fireplace with marble surround. Original coving to ceiling. Radiator. Single glazed patio doors onto garden. Single glazed bay window to rear aspect.

Kitchen / Breakfast Room

20' 10" x 8' 10" (6.35m x 2.69m)

Fitted with a range of base & wall mounted units with solid wood worktops over. One and a half bowl sink & drainer. Rangemaster aga style oven. 5 ring gas hob, hot plate & extractor with light connected. Space for fridge/freezer. Integrated dishwasher. Radiator. Telephone point. Inset downlighters. Tiled walls.

Utility Room

8' 7" x 8' 4" (2.62m x 2.54m)

Sink & drainer. Radiator. Plumbing for washing machine & dryer. Base mounted cupboards. Door to garden & side access. Single glazed window to rear aspect.

Cellar Room

28' 6" max x 11' 3" max (8.69m max x 3.43m max)

Ideal for storage or conversion into an annexe or further accommodation. Light & power connected.



Cellar Room 2

13' 9" x 10' 6" (4.19m x 3.20m)

Restricted head room. Power & light connected. Ideal for conversion or storage room.

First Floor Landing

Stairs from ground floor & stairs to second floor. Doors to master bedroom, bedroom two & family bathroom. Single glazed window to side aspect.

Bedroom One

14' x 11' 9" (4.27m x 3.58m)

Range of built-in wardrobes, drawers & cabinets. TV & telephone points. Radiator. Two sash cord windows to front aspect.

En-Suite

Three piece white suite comprising: Shower cubicle. Wash hand basin. Low level W.C. Radiator & heated towel rail. Shaver point. Part tiled walls. Inset downlighters. Single glazed stained glass window to front aspect.

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

Two built-in cupboards. Radiator. Single glazed sash cord window to rear aspect.

Family Bathroom

Three piece white suite with chrome fittings comprising: Bath with mixer tap & shower over. Wash hand basin. Low level W.C. Part tiled walls. Shaver point. Radiator. Coving to ceiling. Inset downlighters. Single glazed bay window to side aspect.

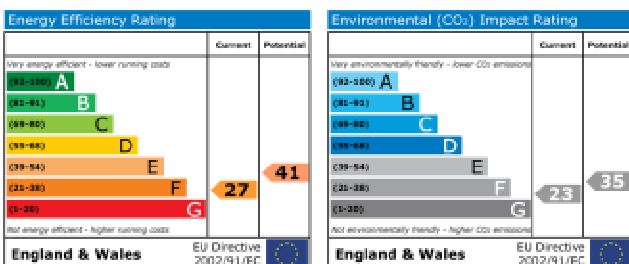
Second Floor Landing

Stairs from first floor landing. Doors to bedrooms three & four. Radiator. Single glazed window to front aspect.

Bedroom Three

12' 1" x 10' 9" (3.68m x 3.28m)

Cast-iron fireplace. Radiator. Single glazed sash cord window to rear aspect.



to view this property please contact Connells on

T 01727 856781
E stalbans@connells.co.uk

38 Chequer Street
St Albans AL1 3YH

Property Ref: STA307992

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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.

5. Where relevant the Home Information Pack ("HIP") for this property is held electronically and is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bedroom Four

11' 1" x 8' 10" (3.38m x 2.69m)

Cast-iron fireplace. Access to loft space, light connected. Radiator. Single glazed sash cord window to side aspect.

Parking

Parking to side for two cars.

Front Garden

Mature hedge to front. Pathway to front door. Mature flower beds & foliage. Access to side & rear + parking.

Rear Garden

Doors off cellar & dining room. Extending approximately 60', a mature & private rear garden laid mainly to lawn with mature trees & flower bed borders. Patio. Outside tap. Access to side & front.

Directions

From the City centre proceed down Hatfield Road. Lemsford Road is the second left & the property is on the right hand side.

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The logo for Connells, featuring the word "Connells" in a white serif font on a dark red rectangular background.

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