



**Connells**

Roland Street  
St. Albans



### Property Description

This three bedroom semi-detached family home comprises of an entrance porch, entrance hall, lounge with bay window, dining room with doors to the rear, a separate kitchen and conservatory on the ground floor and then three bedrooms and a family bathroom on the first floor. Externally there is an enclosed rear garden, shared gated access to garage and driveway parking in front, as well as paved parking in front of the house with dropped curb. This property also benefits from having NO ONWARD CHAIN.

Roland Street is situated in the Fleetville area of St Albans. The area is popular for its well-regarded schooling and great local amenities including plenty of shops and eateries as well as being within easy reach of St Albans City Centre with its excellent selection of shopping and leisure facilities and the mainline railway station into London St Pancras.

### Entrance Porch

Enclosed porch.

### Entrance Hall

Radiator and carpet, under stairs cupboard.

### Lounge

13' in to bay window x 10' 1" max ( 3.96m in to bay window x 3.07m max )  
Bay window to the front, coving to the ceiling, gas fire, radiator and carpet.

### Dining Room

12' max x 9' 1" max ( 3.66m max x 2.77m max )  
Double doors to the rear, coving to the ceiling, gas fire and carpet,

### Kitchen

12' max x 7' max ( 3.66m max x 2.13m max )  
Window to the side and rear, fitted kitchen

with an array of wall and base units, work surface, sink and drainer, tiled splash back, under stairs storage, space for cooker, under counter fridge and washing machine, radiator and lino flooring.

### Conservatory

10' x 8' ( 3.05m x 2.44m )  
Doors and windows to the side and rear.

### Landing

Window to the side, access to the loft and carpet.

### Bedroom One

10' 1" x 11' ( 3.07m x 3.35m )  
Window to the front, picture rail, radiator and laminate flooring.

### Bedroom Two

12' max x 9' 9" max ( 3.66m max x 2.97m max )  
Window to the rear, built in wardrobes, radiator and laminate flooring.

### Bedroom Three

6' x 7' ( 1.83m x 2.13m )  
Window to the front, picture rail, radiator and carpet.

### Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath, coving to the ceiling, radiator and lino flooring.

### Rear Garden

Mainly laid to lawn with patio area, flower beds and fences to the borders, garden shed.

### Parking

There is a gated driveway to the garage, as well as paved parking in front of the house with dropped curb.





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

**T 01727 851 100**  
**E marshalswick@connells.co.uk**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/MWK305365](http://connells.co.uk/Property/MWK305365)**

Tenure: Freehold



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