



Connells

Falcon Way
St. Albans



Property Description

A well-presented three bedroom family home situated within a quiet cul-de-sac in the Oaklands Grange Development close to highly regarded primary and secondary schools. The ground floor comprises of an entrance hall, living room, wc and kitchen/diner with French doors leading to the private rear garden. On the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally the property provides allocated parking for two cars and a low maintenance rear garden with patio area .Falcon Way is a modern development positioned just off Sandpit Lane and is perfectly positioned close to some of St Albans finest schools whilst also giving easy access to the City centre and mainline railway station.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Radiator, tiled flooring and storage cupboard.

Cloakroom

Wc, wash hand basin, extractor fan, radiator, tiled flooring and space for tumble dryer.

Lounge

13' 2" max x 12' 1" max (4.01m max x 3.68m max)

Double glazed window to front aspect, radiator and carpet.

Kitchen

10' 2" max x 15' 4" (3.10m max x 4.67m)

Fitted kitchen with a range of wall and base units, electric oven, gas hob with cooker hood, integrated dishwasher, fridge/freezer and

washing machine, sink and drainer, storage cupboard, double glazed window and French doors to rear aspect.

Bedroom One

14' 1" max x 15' 5" max (4.29m max x 4.70m max)

Two double glazed windows to front aspect, radiator and carpet.

Bedroom Two

11' 3" max x 10' 1" max (3.43m max x 3.07m max)

Double glazed window to rear aspect, radiator and carpet.

Bedroom Three

11' 3" max x 6' 6" max (3.43m max x 1.98m max)

Double glazed window to rear aspect, radiator and carpet.

Bathroom

Bath with overhead shower, wash hand basin, wc, extractor fan, tiled flooring and heated towel rail.

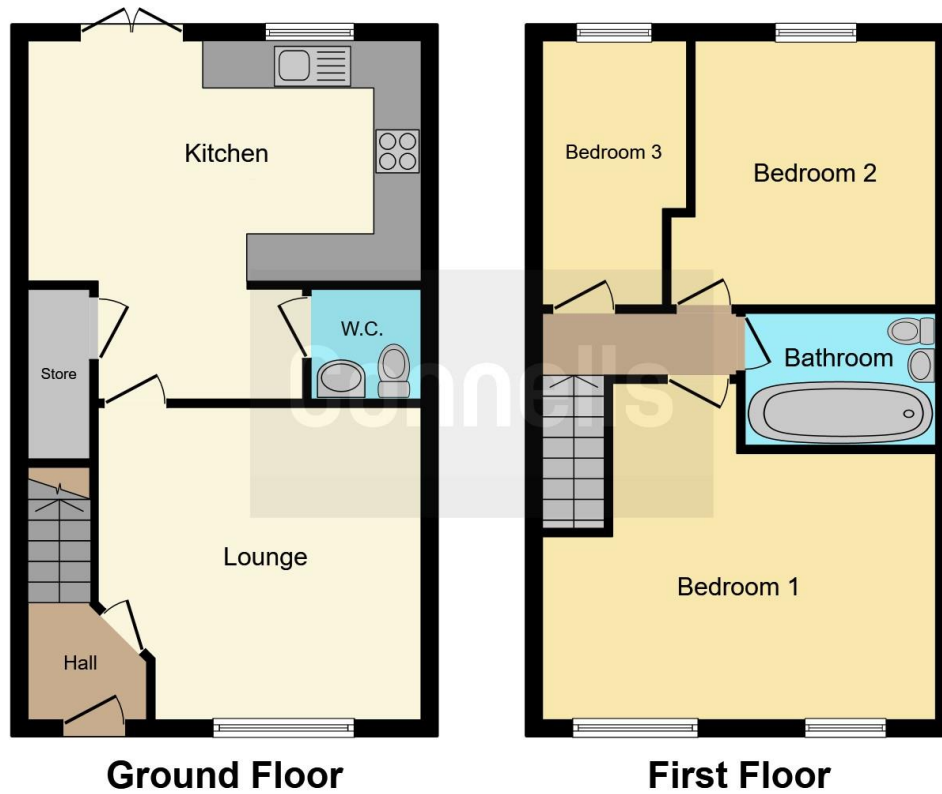
Rear Garden

Patio area, mainly laid to lawn, shed, fenced to boundaries and rear gated access.

Exterior

Two allocated parking spaces.





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

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EPC Rating: B

view this property online connells.co.uk/Property/MWK305461

Tenure: Freehold



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