



**Connells**

Dellfield  
St. Albans





### Property Description

This four bedroom end terraced family home which has been extended to the rear comprises of an entrance hall, downstairs bathroom, lounge, dining room and separate kitchen on the ground floor and then four bedrooms, one with en suite and an additional wc on the first floor. Externally there is a rear garden and driveway parking for several cars to the front of the property.

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.

### Entrance Hall

Window to the side, under stairs cupboard with boiler, radiator and laminate flooring.

### Bathroom

Window to the rear, three piece suite comprising of wc, wash and basin and bath with hand held shower, extractor fan, heated towel rail and tiled flooring.

### Lounge

19' max x 11' 1" max ( 5.79m max x 3.38m max )

Two windows to the front, electric fire, radiator and laminate flooring,

### Dining Room

11' max x 7' 1" max ( 3.35m max x 2.16m max )

Radiator and laminate flooring.

### Kitchen

8' max x 11' max ( 2.44m max x 3.35m max )

Window and door to the rear, sky light window, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, electric oven,

cooker hood, space for washing machine and fridge freezer, radiator and laminate flooring.

### Landing

Window to the side, radiator and carpet.

### Bedroom One

9' max x 8' 1" max ( 2.74m max x 2.46m max )

Window to the rear, radiator and laminate flooring.

### En Suite

Window to the rear, three piece suite comprising of wc, wash and basin and shower, extractor fan, heated towel rail and fully tiled.

### Bedroom Two

13' max x 12' max ( 3.96m max x 3.66m max )

Window to the front, airing cupboard, radiator and carpet.

### Bedroom Three

5' 1" max x 11' 1" max ( 1.55m max x 3.38m max )

Window to the front, radiator and laminate flooring.

### Bedroom Four

9' 1" max x 7' 1" max ( 2.77m max x 2.16m max )

Window to the rear, radiator and carpet.

### Wc

Wc, wash and basin, extractor fan, fully tiled.

### Driveway

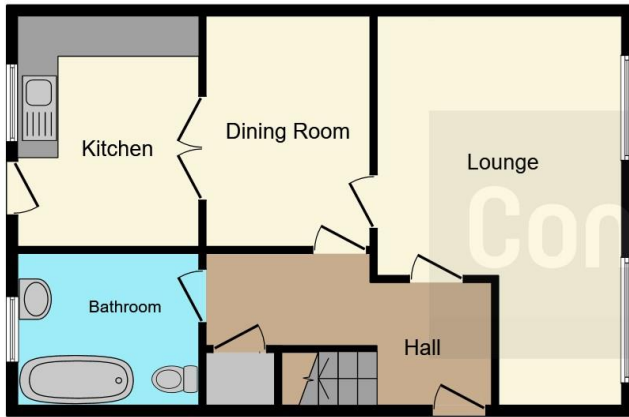
Block paved driveway with wall to the front and side.

### Rear Garden

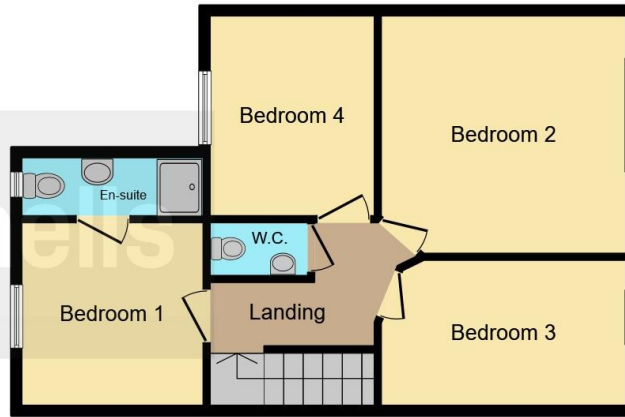
Laid to lawn with patio area, fences to the side and rear, shed.







**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

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**EPC Rating: C**

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Tenure: Freehold



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