



Dickens Close

A four bedroom family home in St Albans

Four Bedroom Family Home in Quiet Cul-de-sac with Driveway

£1,175,000

- Four Bedrooms • Living Room • Open Plan Kitchen/Dining Room • Family Room • Hallway • Utility Room • Wet Room • Family Bathroom • En-Suite Shower Room • Private Garden • Driveway
- Outbuilding Home Office/Garden Room • Walking Distance of Town Centre & Mainline Station • Cul-de-sac Location

A beautifully presented semi-detached house with spacious living accommodation positioned on a quiet residential cul de sac in central St Albans. The property has been recently renovated to provide stylish interiors, ideal for family living. The accommodation comprises a welcoming hallway, contemporary open plan kitchen/dining room, living room, utility room and, downstairs WC and wet room to the ground floor, with three double bedrooms and a family bathroom to the first floor. There is a second floor with master bedroom and en-suite shower room with windows overlooking the garden. The rear garden has a lawn with numerous mature shrubs and a patio area. There is a brick built outbuilding providing a garden room, ideal for home working. The property also benefits from a driveway to the front of the property. The house is conveniently located to the west of the city centre and is within walking distance of the mainline station and shopping and leisure facilities that St. Albans has to offer, as well as being near good local schools.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

The wooden front door opens into the light and welcoming entrance hallway with wooden effect flooring. To the left of the entrance hallway is the living room which has a bay fronted window and feature fireplace with alcove shelving. The family room lies beyond the hallway and provides a cosy sitting room area. The dining room is open with the kitchen and family room, with lovely views over the rear garden. The modern stylish kitchen/diner is fitted with a comprehensive, bespoke range of floor and wall-mounted shaker style in frame wooden units with complementary quartz and wooden worktops over. There is a peninsula to the centre of the kitchen with high level seating. There is space for a range oven with gas hob and dishwasher. The open plan living space is light and airy with sky light windows as well as featuring windows and bi fold doors onto the patio and garden. The ground floor additionally offers a guest WC with wet room shower situated off the hallway. The utility room is fitted with a range of wall mounted and floor units and worktops over with a sink and has space and plumbing for washing machine and tumble dryer.

First Floor

To the first floor are three double bedrooms and family bathroom. The first bedroom has a window to the front of the property and is a good sized double. Bedroom two, also a double, overlooks the rear garden. Bedroom three overlooks the front aspect. The stylish bathroom hosts a suite comprising a shower bath with overhead shower, WC and basin set in a vanity unit.

Second Floor

Stairs lead from the landing up the second floor. The fourth bedroom is a master suite with bedroom and en-suite shower room. There is plenty of eaves storage.

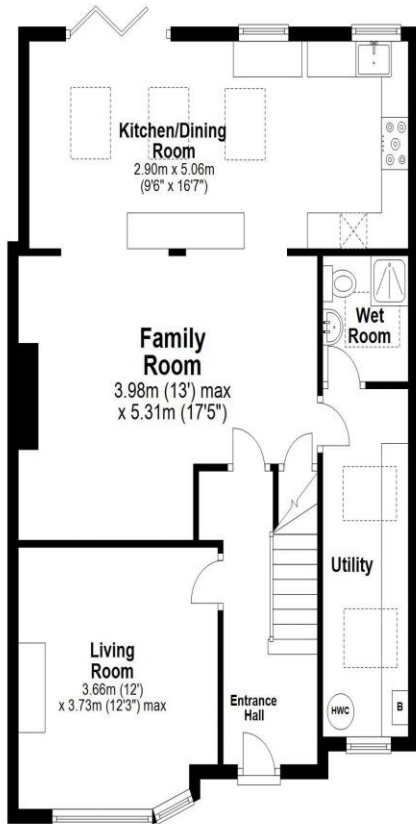
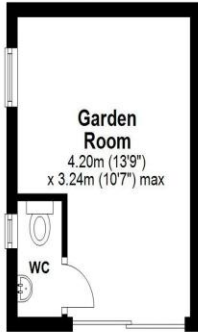
Exterior

Bi-fold doors lead from the dining room onto the pretty rear garden. There is a patio directly outside the back of the house, ideal for summer entertaining. The garden is mainly laid to lawn with wooden fence borders and shrubs edging the lawn.

There is a brick built garden room to the side of the garden. Sliding glazed doors lead to a room with power and heating with a window to the side. A door leads into a wc with wash basin. The outbuilding would make an ideal home office.

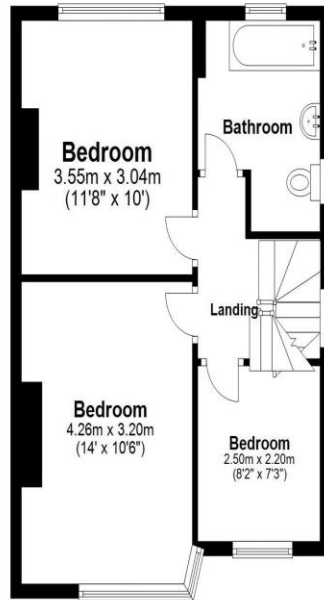
Ground Floor

Approx. 86.9 sq. metres (935.8 sq. feet)



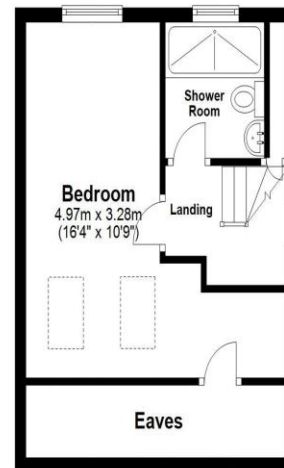
First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



Second Floor

Approx. 29.2 sq. metres (313.8 sq. feet)



Total area: approx. 158.0 sq. metres (1700.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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