



Beverley Gardens

A three bedroom family home in St Albans

Three Bedroom Home with Garage & Parking

£600,000

- Three Bedrooms • Family Bathroom • Open Plan Living/Dining Room • Kitchen • Conservatory • Private Garden • Garage & Parking • Front Garden • Close to Popular Local Schools and Amenities •

A beautifully presented three bedroom modern mid terrace property in Beverley Gardens. The accommodation, with double glazing throughout, comprises modern fitted kitchen, open plan living room and dining room, conservatory, two double bedrooms and a third bedroom/study as well as family bathroom. There is a landscaped rear garden with access to the single garage and parking for one vehicle. Beverley Gardens is a quiet, no through road in Jersey Farm, to the north east side of St Albans. In close proximity are desirable local nurseries and schools as well as a parade of handy local shops and amenities. A short drive away is the thriving city centre and the mainline station which serves central London, Brighton and Gatwick and Luton airports.





In popular Jersey Farm, Near Good Schools

Ground Floor

To the left of the entrance porch, with storage cupboard housing the utility meters, is the welcoming, open plan living room and dining room which is fitted with wood-effect laminate flooring throughout. The living room, with electric feature fireplace, overlooks the front aspect and gives access to an understairs storage cupboard. The dining room leads into the kitchen as well as the conservatory. The modern kitchen comprises a white, high gloss range of wall-mounted and base units with porcelain tiled floor and acrylic resin worktop. Integrated appliances include a dishwasher, oven, induction hob with glass splashback and extractor hood, mixer tap and built in filter tap. There is space/plumbing for a washing machine and fridge/freezer. Double doors open from the dining room into the conservatory which is a very pleasant and spacious reception room with tiled floor and natural light flooding in. French doors open onto the rear garden.

First Floor

The stylishly presented master bedroom features a view over the rear garden and double-size built in wardrobe. The second bedroom, a double with beautiful feature wall, overlooks the front aspect and offers storage space in the built in single wardrobe. Bedroom three is a single bedroom located to the front of the property. The tiled family bathroom, with underfloor heating, hosts a modern white suite comprising bath with shower over and fitted glass screen, wall hung WC and vanity basin unit with storage cupboard. The fully insulated loft is accessible via a hatch located on the landing where there is also an airing cupboard housing the recently fitted hot water cylinder.

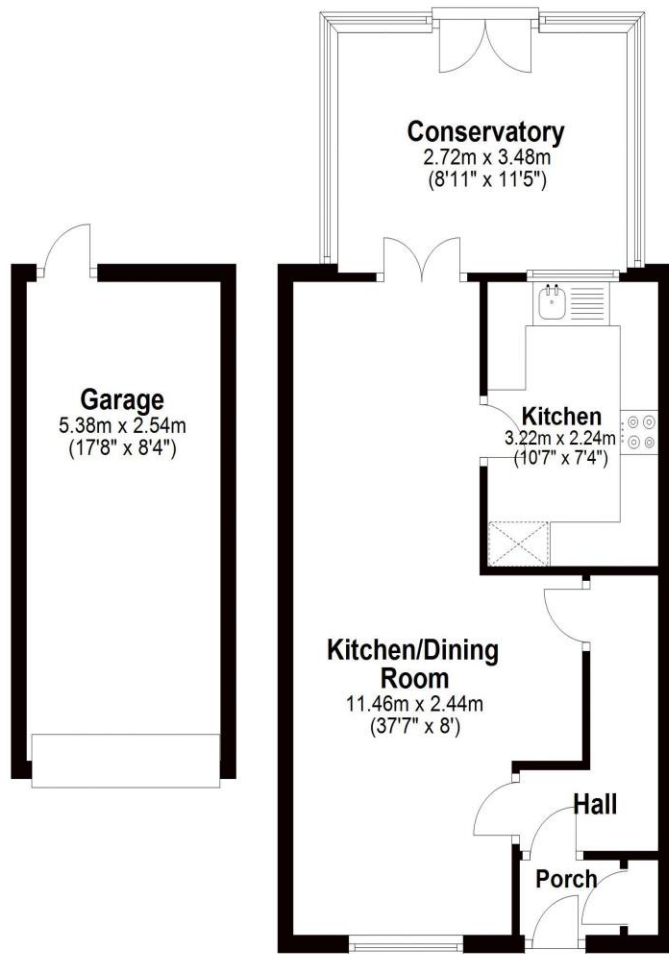
Exterior

To the front of the property is a lovely lawn area and path which leads to the front door. Subject to the relevant consents, this could be converted into a driveway. The rear garden, with a westerly aspect and outside tap, has been landscaped and features a patio area directly off the conservatory. Two steps, bordered by sleepers with lighting, lead up to the lawn as well as a second patio area beyond. The single garage, with additional parking for one vehicle, is located to the rear of the property and has an up and over door. A part glazed door leads into the rear garden.



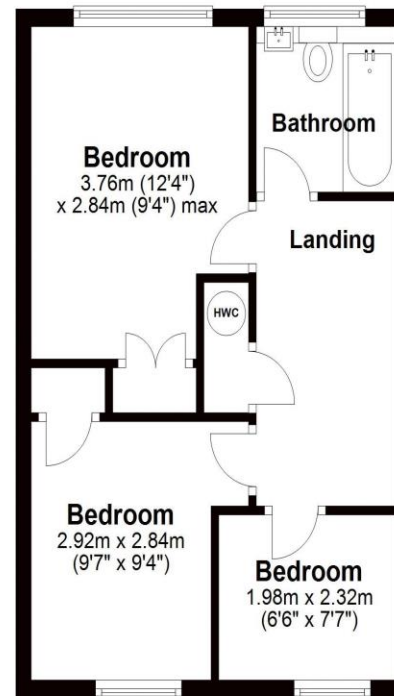
Ground Floor

Approx. 65.3 sq. metres (702.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



Total area: approx. 100.6 sq. metres (1083.2 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		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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