



Sheppards Close

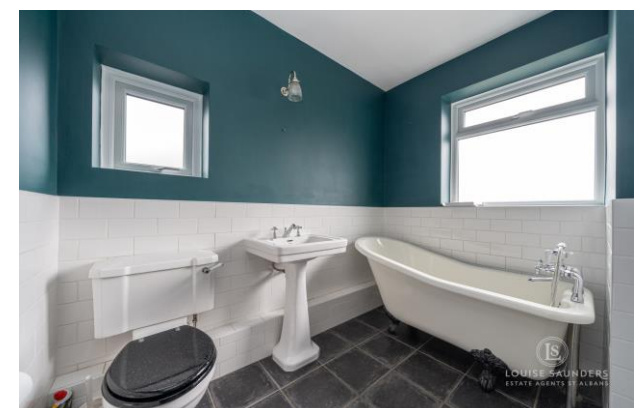
A Four Bedroom Family Home with in St Albans

Four Bedroom Semi-Detached Family Home in Quiet Cul-de-Sac

£900,000

- Four Bedrooms • Family Bathroom • En-suite to Master Bedroom • Living Room • Dining Room • Kitchen • Breakfast Room • Study • Entrance Hall
- Private Garden • Driveway • Walking Distance of Mainline Station and Popular Local Schools • Near Town Centre

A four bedroom semi-detached family home within walking distance of the mainline station and town centre. The bright and airy accommodation comprises an entrance hall, bay fronted lounge, dining room, kitchen, breakfast room with doors onto the garden and a study. On the first floor there are three well-proportioned bedrooms, family bathroom and a landing. The second floor has a master bedroom with en-suite. Externally the property has a driveway to the front and a landscaped rear garden. The property has scope to extend subject to necessary planning consents. Sheppards Close is a quiet cul-de-sac and is located to the North of St Albans and is in close proximity to local schooling and green open spaces.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

The front door opens into the welcoming entrance hallway. The living room is to the right of the hallway and has a bay window to front aspect with feature bare brick fireplace with log burner. Further down the hallway, a door leads into the dining room which has french doors that lead onto the pretty rear garden. The kitchen leads from the hallway and is open with the breakfast room. The kitchen is fitted with a range of wall mounted and floor units with complementary surfaces over. There is a range oven and space and plumbing for a washing machine and fridge/freezer. Beyond the kitchen is a breakfast room area with double doors onto the garden. Off the kitchen, to the front of the house is a study and storage area.

First Floor

At the top of the stairs is the first floor landing which leads to all three bedrooms and the family bathroom. Bedroom one is a well presented room with a large bay window over the front aspect and bespoke built-in shelving. The second bedroom, also a spacious double has views over the pretty rear garden. Bedroom three is a single room with window to the front of the house. The family bathroom comprises a white suite with bath, WC and pedestal wash basin.

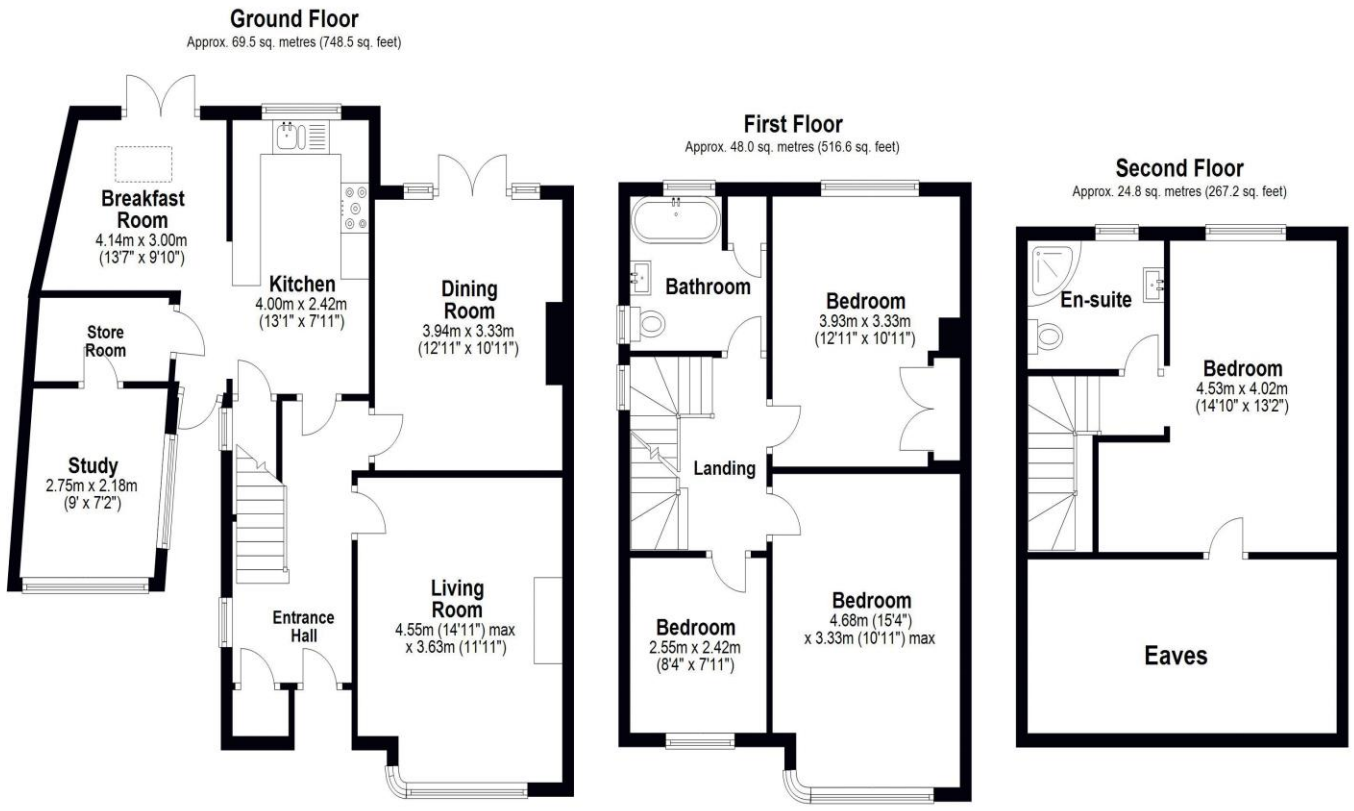
Second Floor

Stairs lead up from the first floor landing to the second floor which is a converted loft space. The spacious room offers a double bedroom with views over the garden and beyond. There is plenty of storage as well as under eaves storage. Off the landing is an en-suite bathroom with walk in shower, basin and wc.

Exterior

To the front of the property, enclosed with a low level brick wall is the front garden which is laid to lawn and shrubs and a driveway with block paving. The driveway leads to the old garage door which has been converted to a study and main front door which sits behind a porch. To the back of the property, the landscaped rear garden is laid mainly to lawn with flowerbeds that have shrubs and wooden fencing. A patio to the back of the house provides an ideal spot for summer entertaining. At the bottom of the garden is a wooden gate leading to additional land that dog legs at the bottom of the lawn.





Total area: approx. 142.4 sq. metres (1532.3 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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