



Sadleir Road

A Three Bedroom House in St Albans

Three Bedroom House in Quiet No Through Road in Central St Albans

£775,000

- Three Bedrooms • Family Bathroom • Loft Room
- Lounge • Dining Room • Kitchen • Entrance Hall
- Private Garden • Garage • Quiet No Through Road
- Walking Distance to St Albans City Centre & Mainline Station •

Located in a quiet cul de sac within walking distance of St Albans city centre and mainline station, a well presented three double bedroom terraced house. Arranged over three floors, the light and airy accommodation comprises kitchen with sit in eating area, separate dining room, living room and entrance hall on the ground floor and three bedrooms and the family bathroom to the first floor, and a loft room to the second floor. The pretty rear garden is mainly laid to lawn and is a perfect space for play and entertaining. There is also a large garage to the rear. The property backs on to allotments as well as the Alban Way. Sadleir Road is a desirable residential road in close proximity to well regarded local schools, Verulamium Park, St Albans Abbey station and the city centre. Within walking distance along the Alban Way pedestrian and cycle path - approx. one mile - is St Albans mainline station which serves London St Pancras in under twenty minutes. The area is well served by local transport links and both the M25 and M1 are easily accessible by car.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

The part glazed front door opens into the welcoming entrance hallway. The lovely living room is to the right and has a large box bay window to the front aspect. Through an archway is another reception room, currently used as a dining room. To the rear of the house is the kitchen. The modern kitchen is fitted with a modern range of base and wall-mounted units with complementary worktop over. Integrated appliances include oven, dishwasher, space and plumbing for a washing machine and fridge/freezer,. A back door leads onto the rear garden.

First Floor

Overlooking the front aspect is bedroom one - a well presented, spacious double room with fitted wardrobes. Bedroom two is an equally well presented double bedroom with view across the rear garden and allotments beyond. Bedroom three is a single room. The family bathroom hosts a white suite comprising bath with shower attachment over, WC and basin.

Second Floor

Stairs lead up to the loft room which has dual aspect Velux windows. There is under eaves storage.

Exterior

To the front of the house has a front garden with patio and shrubs and path from the pavement leading to the front door. The garden is bordered by low level brick wall and iron railings.

The rear garden is mainly laid to lawn with shrub and flower borders and surrounded by wooden fencing. At the bottom of the garden is a single garage which, subject to relevant permissions, could be converted into an office space. There is also separate, gated rear access.





Total area: approx. 136.6 sq. metres (1470.2 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		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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