



P
Hills Rd
8am-6pm
Permitted Holders
30 mins
No return
within 1 hour



Cottonmill Lane

A Four Bedroom Family Home in St Albans

A Four Bedroom & Three Bathroom Family Home with Driveway

£895,000

- Master Bedroom with En-Suite Shower Room •
- Three Further Bedrooms • Family Bathroom •
- Kitchen • Living Room • Family Room/Dining Room •
- Downstairs Shower Room • Entrance Hall • Private Garden •
- Walking Distance to Town Centre & Mainline Station •

A beautifully presented semi-detached house with spacious living accommodation in central St Albans. The accommodation comprises a welcoming hallway, living room, kitchen, family room/dining room and downstairs shower room/wc 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. The property also benefits from a driveway to the front of the property. The house is conveniently located close to 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 front door opens into the light and welcoming entrance hallway. 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 is situated further down the hallway and is open plan with the dining room. There is a feature fireplace and sliding doors onto the pretty rear garden. The kitchen is located to the back of the house and has lovely views over the rear garden. The kitchen is fitted with a range of floor and wall-mounted units with complementary worktops over. There is a back door leading out onto the garden. The ground floor additionally offers a guest WC with walk in shower situated off the hallway.

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 and has fitted full height wardrobes. Bedroom two, also a double, overlooks the rear garden and has fitted full height wardrobes. Bedroom three overlooks the front aspect. The bathroom hosts a white suite comprising a bath with overhead shower, WC and pedestal wash basin.

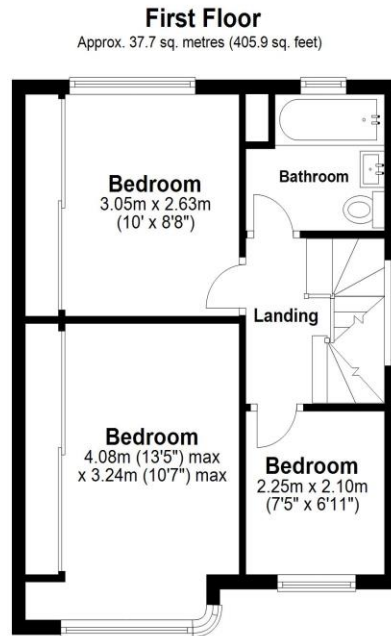
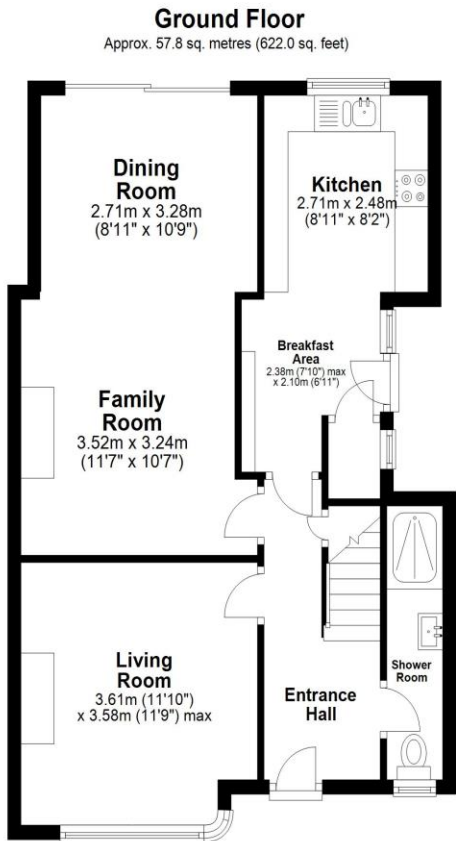
Second Floor

Stairs lead to the second floor where there is a master suite with double bedroom and en-suite shower room. The bedroom has Velux windows and double doors overlooking the rear garden. There are full height fitted wardrobes and there is under eaves storage. The en-suite is located off the second floor landing and has a walk in shower, wc and wash basin.

Exterior

The sliding doors in the dining room lead onto the pretty rear garden. There is a patio area immediately to the rear of the house, ideal for summer entertaining. The garden is mainly laid to lawn with wooden fence borders and an array of mature shrubs. To the back of the garden is a wooden summer house. To the front of the house is a driveway with block paving which is bordered by shrubs and wooden fencing and a low level brick wall.





Total area: approx. 121.2 sq. metres (1304.5 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	66 D	
39-54	E		
21-38	F		
1-20	G		

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