



# St. Johns Court

A Three Bedroom Family Home in St Albans



# Three Bedroom Home in Quiet Residential Location

£575,000

- Three Bedrooms • Bathroom • Kitchen •
- Living/Dining Room • Entrance Hall • Downstairs WC • Private Garden • Driveway • Garage •
- Quiet No Through Road Location • Near Good Schools • Chain Free

A three bedroom terraced house with a garage situated in a very popular residential location, just off Beaumont Avenue, ideally placed for excellent local schools including Oakwood and Beaumont. The property benefits from well planned accommodation and a private garden and driveway. The property requires some modernisation and provides excellent potential in a well placed location. Very good local shopping facilities at the Quadrant are nearby as is The Wick woodland and playing field. St Albans City Station is within one mile whilst the multiple amenities of the City Centre are within one and a half miles. The property is offered for sale with no upper chain.







## Walking Distance of St Albans Mainline Station and City Centre

### Ground Floor

The front door opens into the entrance hall. From here is access to the kitchen on the left and straight ahead is the open plan lounge and dining room which is fitted with wood parquet flooring throughout. There is a downstairs wc off the hallway. The living space has sliding doors onto the rear garden which allow a lots of natural light into the space and provides access onto the pretty rear garden. The kitchen comprises a range of wall-mounted and base units. There is a window to front aspect.

### First Floor

Upstairs there are three bedrooms located off the landing. The main bedroom has fitted wardrobes and window to rear aspect. There is a family bathroom comprising a bath, wash basin and wc. There is also hatch access to a loft from the landing.

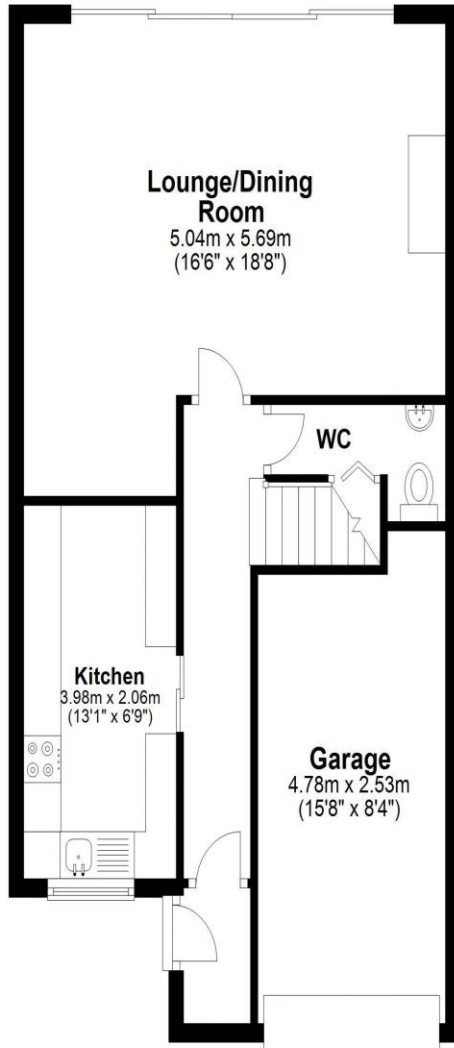
### Exterior

To the front of the property is a lovely lawn area and driveway. There is a path which leads to the front door. The rear garden is laid mainly to lawn with shrub and wooden fence borders. There is a patio directly outside the back of the house. The single garage is located to the side of the house and accessed via the driveway to the front of the property.



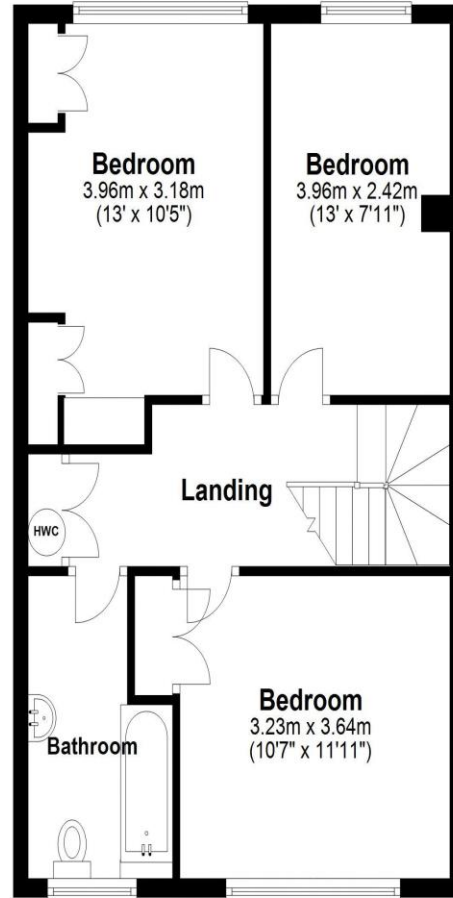
### Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



### First Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



Total area: approx. 109.1 sq. metres (1174.7 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		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

[www.louisesaunders.co.uk](http://www.louisesaunders.co.uk)

T: (01727) 833381

E: [louise@louisesaunders.co.uk](mailto:louise@louisesaunders.co.uk)



These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Louise Saunders Estate Agents or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The vendors do not make or give, and neither Louise Saunders Estate Agents nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.