

Whitecroft

St Albans, AL1 1UU

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Incorporating **LANGLEYS**

Whitecroft

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£535,000

- No Upper Chain
- Three Bedrooms
- Two Reception Rooms
 - Private Rear Garden
 - Terrace House
- Modern Bathroom & Downstairs WC
- Close Proximity Of Thameslink Station
 - Separate Garage
 - Sunroom/Office
 - Council Tax Band D





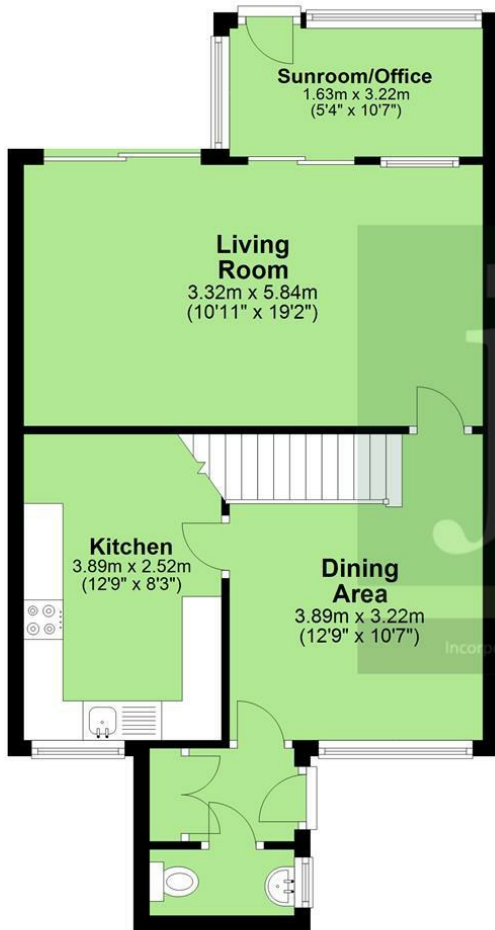
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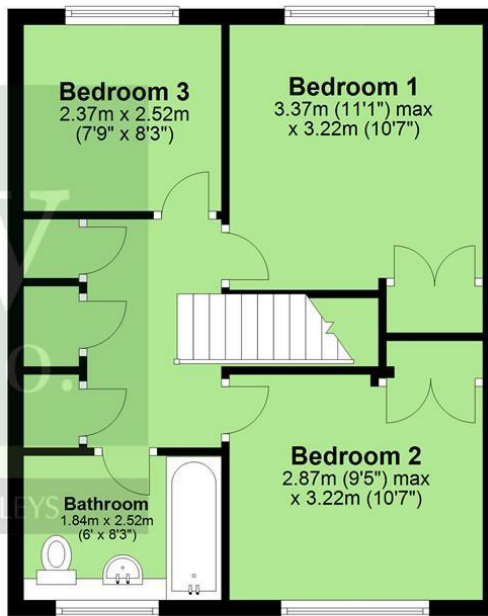
Available with no upper chain comes this generously sized three bedroom mid terrace property on a popular development to the East of the City Centre within easy reach of local amenities, and just a short drive to the Thameslink Station and major road links (M1/A1/M25). The spacious property, offered with the benefit of gas central heating, full length living room, sunroom/office, downstairs WC, separate dining area, fully fitted kitchen, three good sized bedrooms, modern bathroom with shower facility, enclosed rear garden, ample resident's parking. Additional benefits include external garage, pitched roof, open aspect over maintained green space at the front and located just a short walk to Samuel Ryder Academy.



Ground Floor
Approx. 52.4 sq. metres (563.9 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.6 sq. feet)

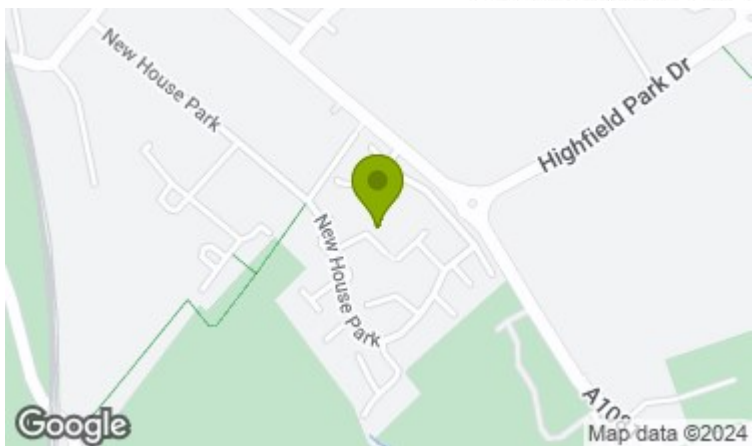


Total area: approx. 95.1 sq. metres (1023.5 sq. feet)



JW&Co St Albans
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- Entrance
- Downstairs WC
- Kitchen
12'9" x 8'4" (3.89 x 2.56)
- Dining Area
12'9" x 10'6" (3.89 x 3.22)
- Living Room
10'10" x 19'1" (3.32 x 5.84)
- Sun Room/Office
5'4" x 10'6" (1.63 x 3.22)
- Stairs Leading to First Floor Landing
- Bedroom One
11'0" x 10'6" (3.37 x 3.22)
- Bedroom Two
10'6" x 9'4" (3.22 x 2.87)
- Bedroom Three
7'9" x 8'3" (2.37 x 2.52)
- Bathroom
6'0" x 8'3" (1.84 x 2.52)
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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