

Meadowcroft

St. Albans, AL1 1UF



Meadowcroft

St. Albans, AL1 1UF

Guide Price £575,000

- Three Bedrooms
- Linked Detached House
- Lounge/Dining Room
- Off Street Parking
- Family Bathroom
- Front & Rear Gardens
- Converted Garage into Office/Playroom
- In Need of Modernisation Throughout
 - Great Location
 - Chain Free





Meadowcroft

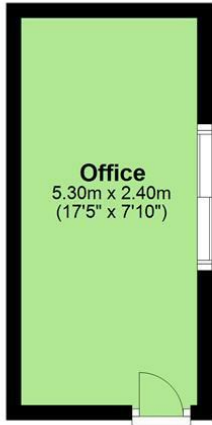
St. Albans, ALI IUF

Nestled in the peaceful Meadowcroft area of St. Albans, this spacious link-detached house from the late 1970s offers a wonderful opportunity for a new family to settle in and make it their own.



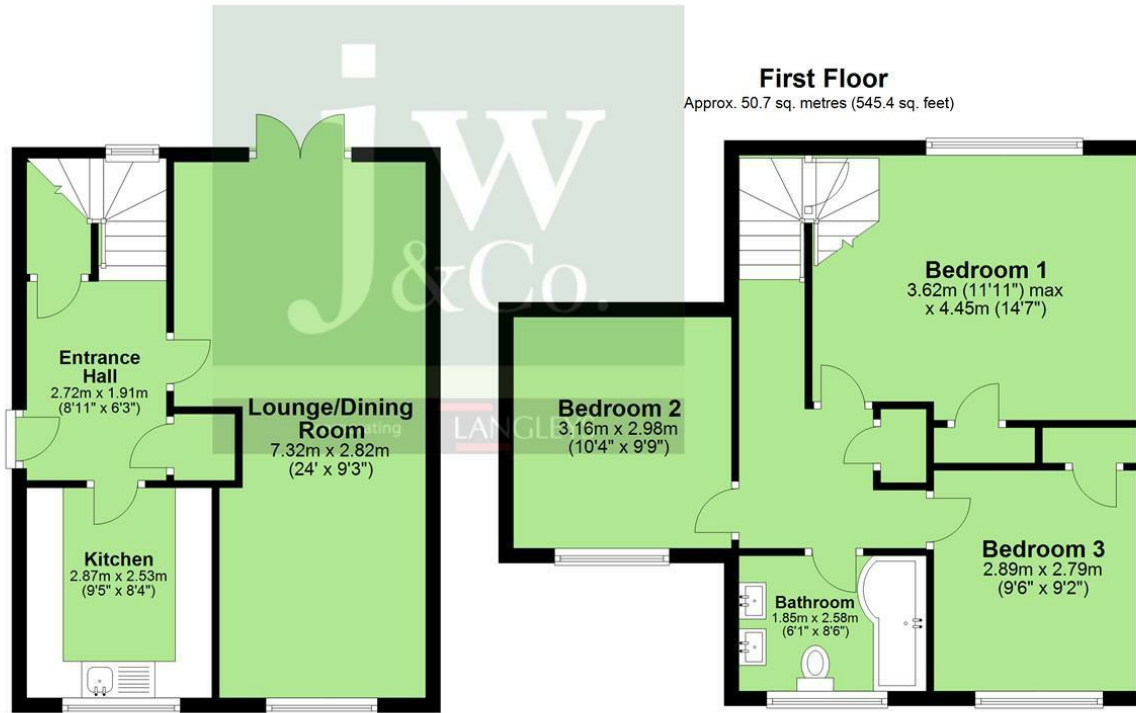
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



First Floor

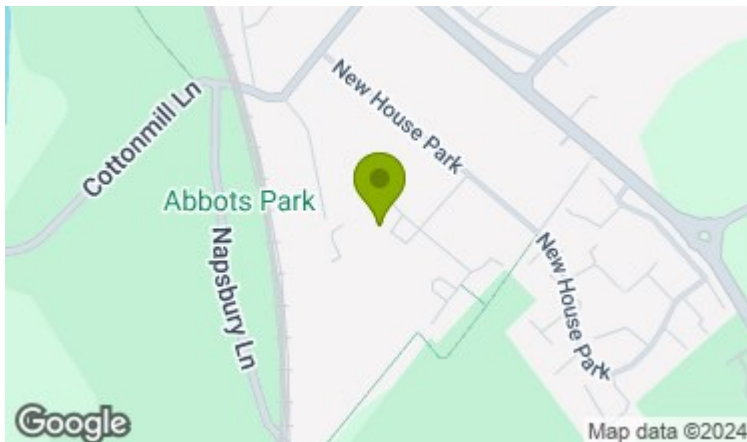
Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)



JW&Co St Albans
3 London Road, St Albans, Hertfordshire, AL1 1LA
01727 844444
stalbans@jwandco.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	81
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	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.