

# Meadowcroft

St. Albans, AL1 1UF





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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







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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.





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## Ground Floor

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

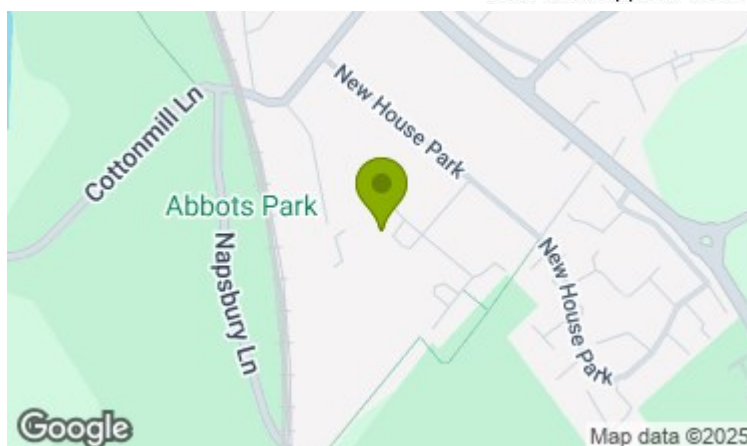


## First Floor

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



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



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
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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