



Spooners Drive, Park Street, St Albans AL2 2HX
Asking Price £585,000 Freehold

A superb opportunity to acquire a three bedroom semi-detached house in need of complete refurbishment with tremendous potential to extend to the side and rear (STPP). Located in one of the villages most sought after roads, the property also benefits from a detached garage to the side, a good size rear garden and off-street parking. Offered for sale with no chain.

Call Neil Hughes on 07375 804922 to arrange a viewing.



Key Features

- Semi- Detached House
- Two Receptions
- Detached Garage
- Off -Street Parking
- Excellent Extension Potential
- Three Bedrooms
- Spacious Kitchen
- Good size Garden
- In Need of Refurbishment
- No Chain

Outside: Front garden with lawn, off-street parking space and side access to the rear garden.

Entrance Hall: Staircase to first floor with storage cupboard below, doors into-

Lounge: 4.12m x 3.63m (13'6" x 11'11") Double glazed window to front, chimney with gas fire.

Dining Room: 3.60m x 2.72m (11'10" x 8'11") Double glazed windows and door to rear.

Kitchen: 3.28m x 2.66m (10'9" x 8'9") Double glazed windows to side and rear.

Landing: Double glazed window to side, access to loft, doors into-

Bedroom One: 3.66m x 3.49m (12'0" x 11'5") Double glazed window to rear.

Bedroom Two: 3.60m x 3.49m (11'10" x 11'5") Double glazed window to front.

Bedroom Three: 2.70m x 2.53m (8'10" x 8'4") Double glazed window to front.

Bathroom: 1.69m x 1.67m (5'6" x 5'3") Double glazed window to rear, easy access bath, hand wash basin.

W/C: 1.67m x 0.74m (5'6" x 2'11") Double glazed window to rear, low level w/c.

Garage: 4.96m x 2.43m (16'0" x 7'11") Brick built with a metal up and over door, additional door for side access into-

Rear Garden: Measuring approximately 62 ft x 33 ft, the garden benefits from a sunny east facing aspect and is mainly laid to lawn with numerous mature plants and shrubs.



Kitchen



Lounge



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Aspect



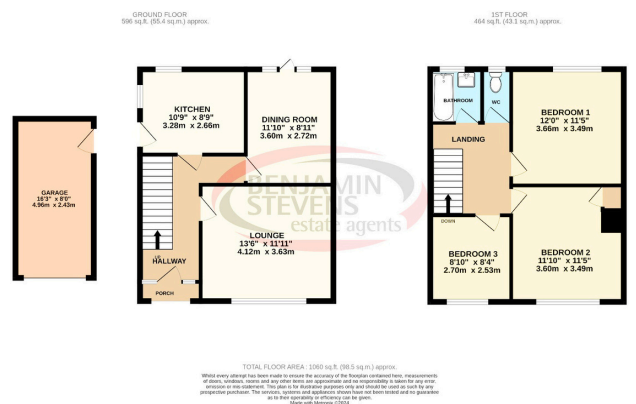
Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



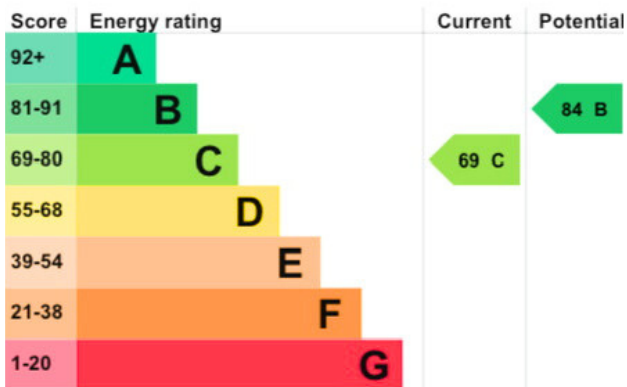
Map



Rear Aspect



Garden

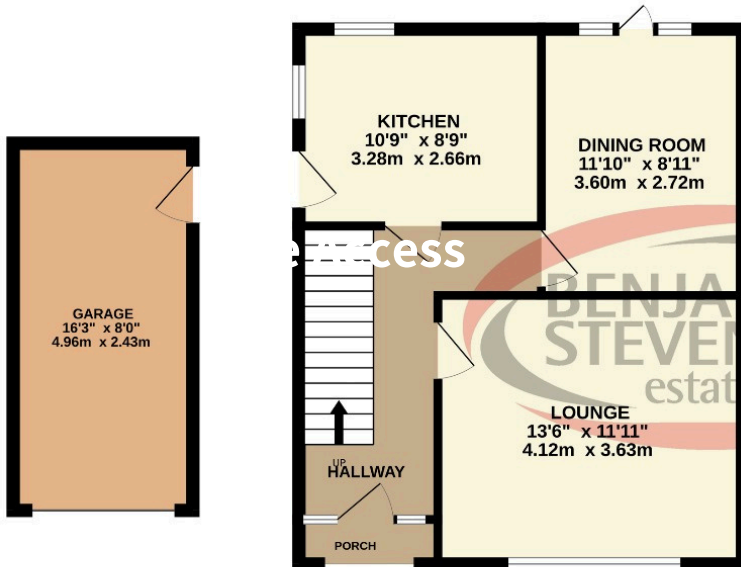


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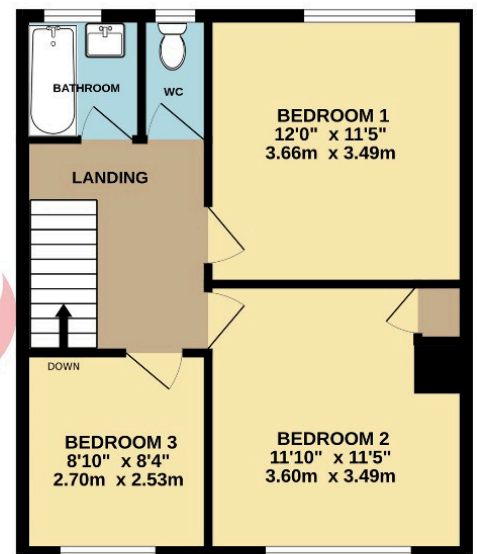


Map

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Floor Plan:
1060 sq.ft
98.5 sq.m (approx)**

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