



Dickens Close, St. Albans AL3 5PP

welcome to

Dickens Close, St. Albans

This charming three-bedroom 1930's semi-detached home includes off-street parking and is positioned in a quiet cul-de-sac just 0.5 miles from the city centre.



Dickens Close, St. Albans, AL3

Approximate Area = 955 sq ft / 88.7 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1112 sq ft / 103.2 sq m
For identification only - Not to scale



Ground Floor

Porch

Entrance Hall

Reception Room

12' 2" max x 11' 11" max (3.71m max x 3.63m max)

Reception Room

12' 10" x 10' 6" (3.91m x 3.20m)

Kitchen

9' 7" max x 7' 4" (2.92m max x 2.24m)

Shower Room

First Floor

Bedroom 1

13' 10" max x 9' 1" max (4.22m max x 2.77m max)

Bedroom 2

11' 8" max x 10' 7" max (3.56m max x 3.23m max)

Bedroom 3

7' 11" x 7' 5" (2.41m x 2.26m)

Bathroom

W.C



welcome to

Dickens Close, St. Albans

- 1930's Semi-Detached Home
- Garage & Driveway
- 3 Bedrooms
- 2 Bathrooms
- 0.5 Miles from St Albans City Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£850,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB106185



Property Ref:
ALB106185 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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