



9 Ryder Seed Mews, St. Albans, AL1 1NL

Guide price £735,000 Freehold



9 Ryder Seed Mews

St. Albans, AL1 1NL

A modern three bedroom house situated within a private gated mews in the heart of St Albans city centre, offered with no onward chain and benefiting from off-street parking for two vehicles.

A part-glazed front door opens into a welcoming entrance hall with stairs to the first floor and access to a convenient cloakroom/W.C. The spacious dual-aspect lounge features a front-facing window, double doors opening to the rear garden, a wooden floor, and a built-in storage cupboard. A further door leads into the sociable dual-aspect kitchen/dining room, fitted with a range of wall and base units complemented by granite worktops, a double Butler-style sink, and a mix of integrated appliances and recesses for additional appliances. A tiled floor completes the space, with an additional door returning to the hallway.

On the first floor, the landing includes a window to the rear, a storage cupboard, and doors to all rooms. The principal bedroom benefits from built-in storage and a stylish ensuite shower room. There are two further bedrooms, both with fitted storage, and a family bathroom comprising a bath, wash basin and W.C.

Externally, the front of the property offers a block-paved driveway providing parking for two vehicles, with established borders of flowers and shrubs. To the rear, there is a private paved courtyard garden with raised borders and a wooden storage cupboard.

Ryder Seed Mews enjoys an enviable location, tucked away yet perfectly placed for city living. The development can be accessed on foot from Holywell Hill, Albert Street and Pageant Road, with vehicle access provided via Pageant Road. The train station, expansive green space of Verulamium and Westminster Lodge sports centre are all within easy walking distance.





Entrance Hall

Cloakroom/W.C.

Lounge

20'2 x 9'9 (6.15m x 2.97m)

Kitchen/Diner

23'1 x 8'4 (7.04m x 2.54m)

FIRST FLOOR

Bedroom 1

10'4 x 8'9 (3.15m x 2.67m)

En-Suite

Bedroom 2

12'5 x 8'6 (3.78m x 2.59m)

Bedroom 3

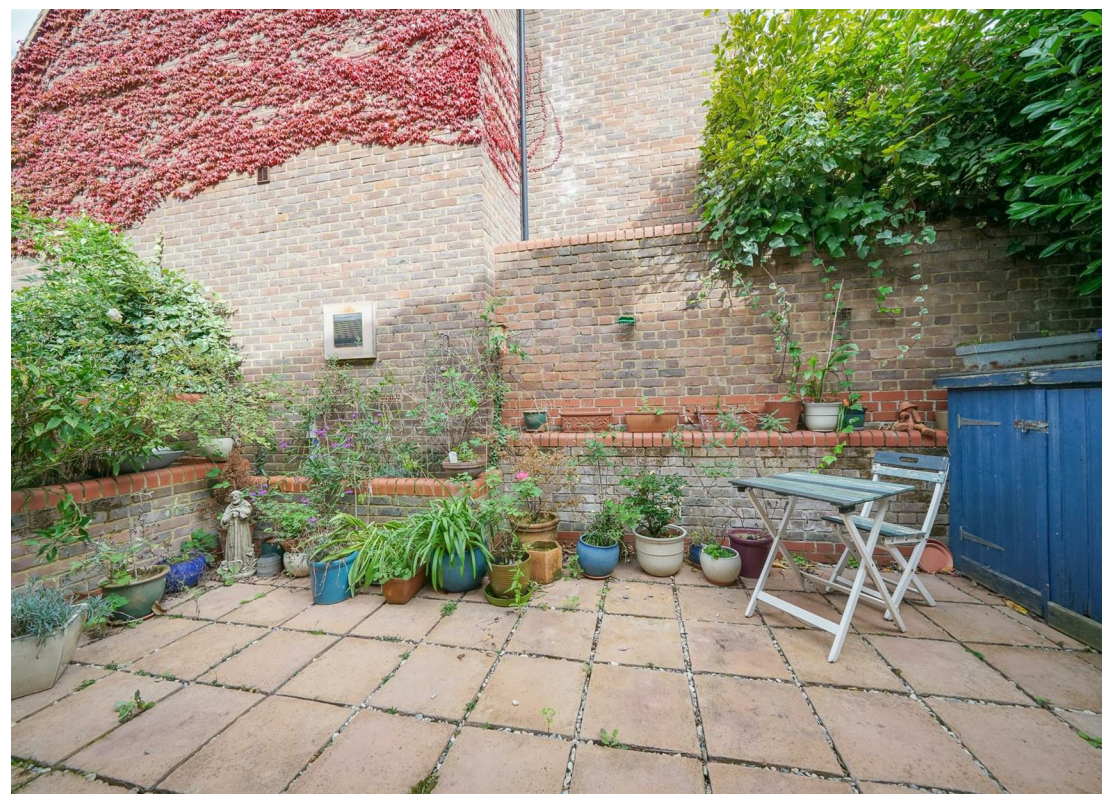
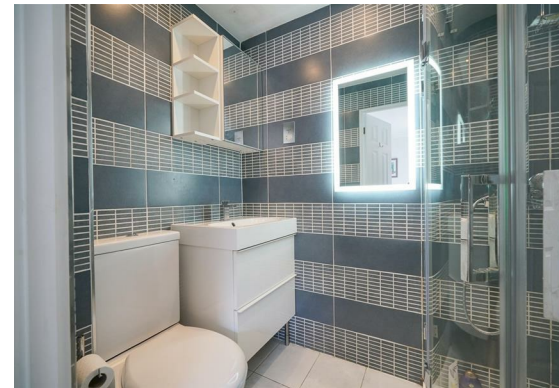
6'9 x 6'6 (2.06m x 1.98m)

Bathroom

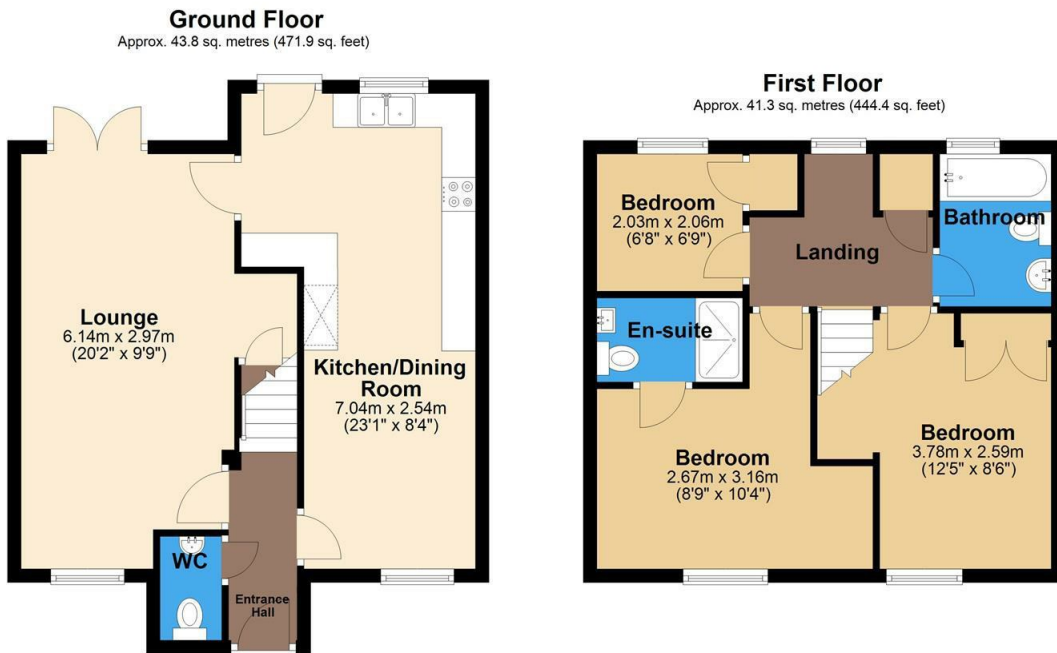
OUTSIDE

Frontage/Off Street Parking

Courtyard Garden



Floor Plan



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

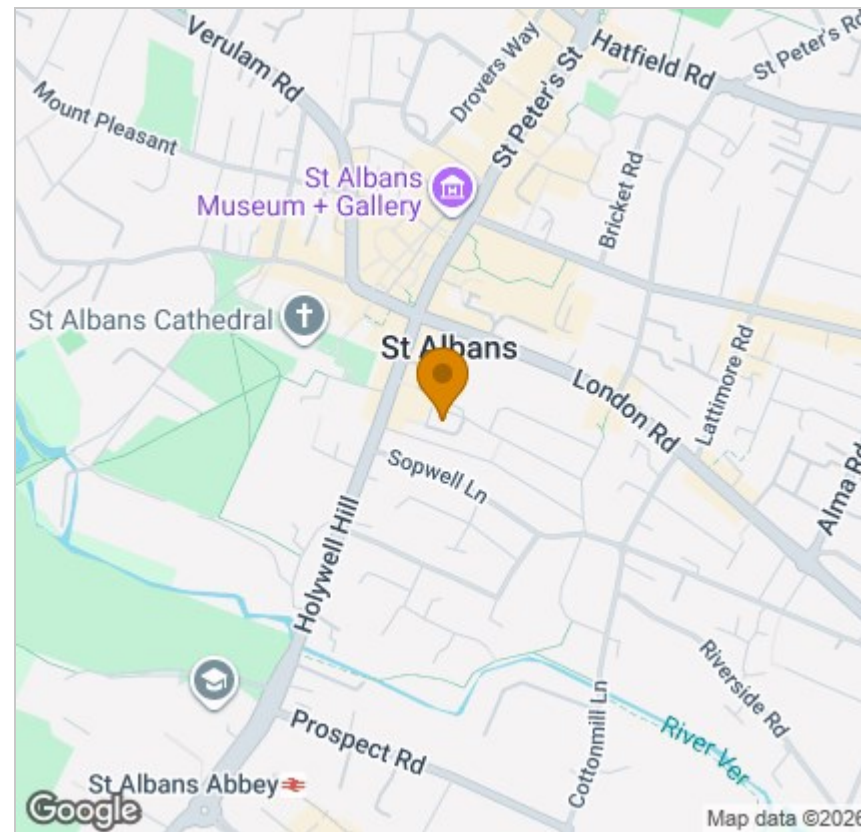
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.□

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

