



**Connells**

Old London Road  
St. Albans



### Property Description

Connells St Albans are delighted to present this distinctive Freehold property, offering a fantastic chance for First Time Buyers, Investors, or downsizers seeking something truly different.

Located along the ever-popular Old London Road, the home combines generous internal space with a modern layout, creating a comfortable and versatile living environment.

The ground floor features a bright open-plan living and dining area that flows effortlessly into a contemporary kitchen/breakfast room. Completing the downstairs is a well-appointed shower room, with stairs rising to a spacious double bedroom on the first floor.

Outside, the property boasts driveway parking for one/two vehicle(s), along with a peaceful rear garden - an ideal retreat offering both privacy and low-maintenance enjoyment.

Offered to the market with No Upward Chain, this unique home is expected to attract significant interest. Early viewing is strongly recommended to avoid disappointment.

## Living Room/Kitchen

19' 8" Max x 16' 1" Max ( 5.99m Max x 4.90m Max )

## Bedroom One

22' 4" Max x 9' 10" Max ( 6.81m Max x 3.00m Max )

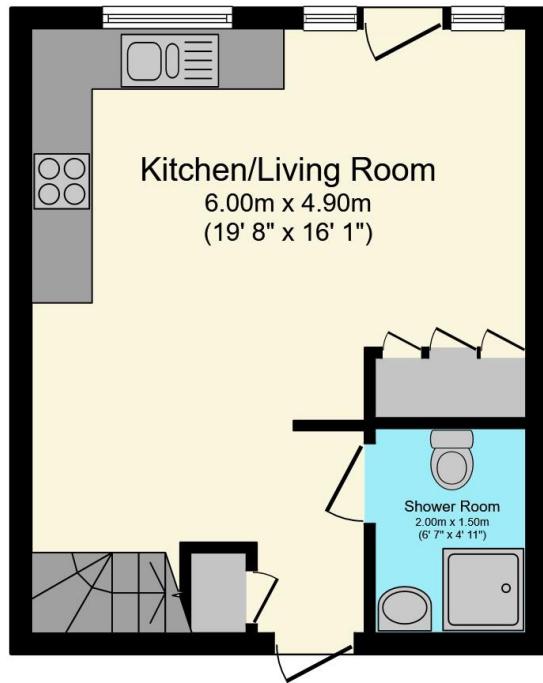
## Shower Room

6' 7" x 4' 11" ( 2.01m x 1.50m )

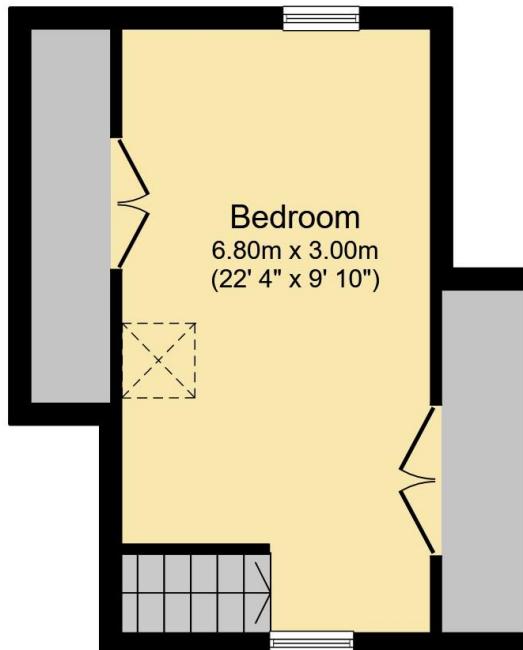








**Ground Floor**



**First Floor**

Total floor area 54.3 m<sup>2</sup> (585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA317330](http://connells.co.uk/Property/STA317330)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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