



5 Whitecroft, St. Albans, AL1 1UU

Guide price £475,000 Freehold



## 5 Whitecroft

St. Albans, AL1 1UU

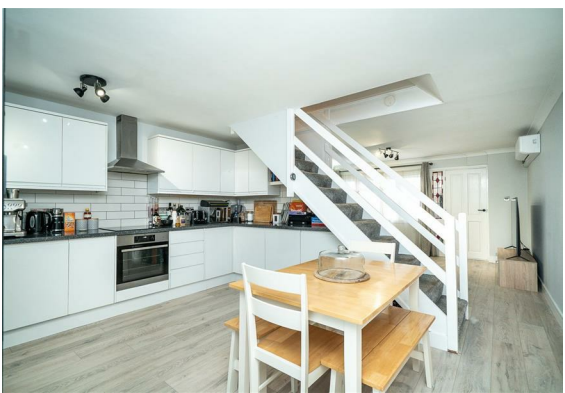
A generously proportioned and beautifully presented two-bedroom mid-terraced home, offering spacious and versatile accommodation, complemented by the rare benefits of a garage en-block, air-conditioning and a complete onward chain.

The property opens with a useful entrance porch leading into a bright and welcoming lounge, where a large front-facing window allows natural light to flood the room. To the rear, the stylish kitchen/dining room features a contemporary white fitted kitchen with a range of integrated appliances and sliding double-glazed patio doors opening into a versatile conservatory, which in turn provides access to the rear garden via further double doors.

To the first floor, the landing offers loft access and doors to all rooms. The impressive principal bedroom benefits from a large window, wooden flooring and a built-in storage cupboard. There is also a well-proportioned second bedroom and a modern family bathroom, fitted with a bath and shower over, wash basin and W.C.

Externally, the property enjoys a lawned front garden with pathway to the entrance. The private rear garden features a paved patio area, leading to a lawn with a pathway and rear gate providing convenient rear access. The garage is located within moments walk and there is ample on road parking.

Whitecroft is ideally situated to the south-east of St Albans city centre, within easy reach of a local parade of shops, several popular primary schools and Samuel Ryder Junior and Secondary School. The green open spaces of Highfield Park and the leisure centre are also close by, making this an excellent location for families and professionals alike.





## ACCOMODATION

Entrance Hall

Living Room

12'4" x 14'2" (3.77m x 4.33m)

Kitchen/Dining Room

12'9" x 14'0" (3.91m x 4.29m)

Conservatory

9'6" x 12'5" (2.91m x 3.80m)

## FIRST FLOOR

Bedroom 1

12'4" x 14'1" (3.78m x 4.31m)

Bedroom 2

10'4" x 7'11" (3.15m x 2.43m)

Bathroom

## OUTSIDE

Front Garden

Rear Garden

55'9" (17)

Garage



## Floor Plan



Total area: approx. 76.7 sq. metres (825.7 sq. feet)

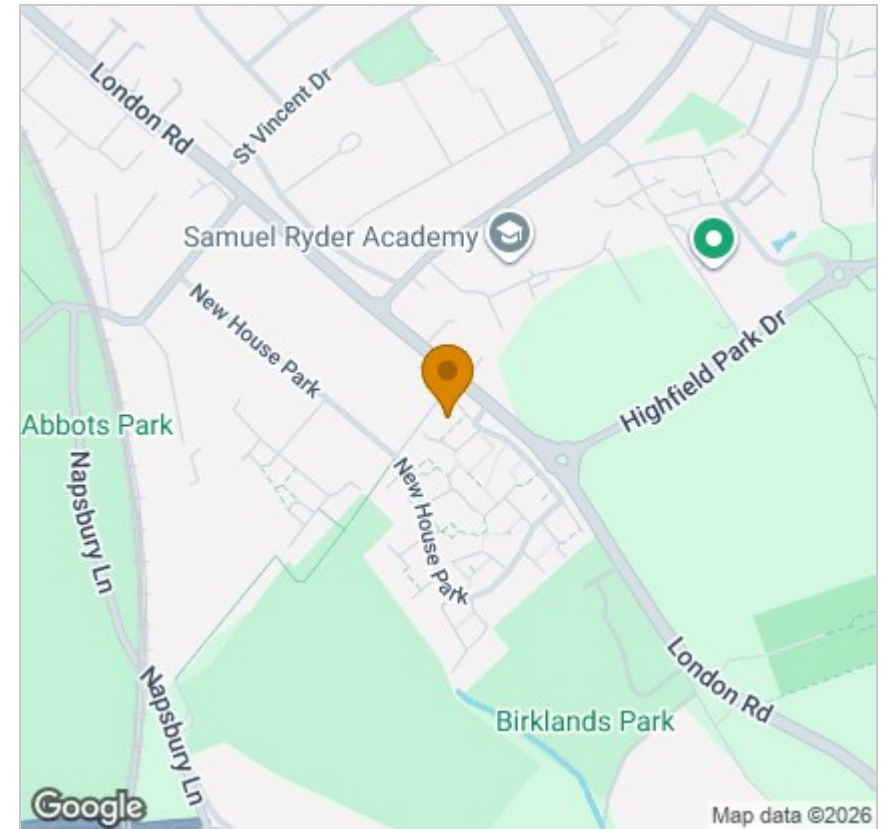
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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.

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## Area Map



## Energy Efficiency Graph

