



Connells

Evans Grove
St. Albans



Property Description

This attractive 1930s Nash-built semi-detached family home is offered to the market chain free and presents an exciting opportunity for buyers looking to create their ideal home, with potential to extend subject to the necessary planning permissions.

The property offers generous and versatile accommodation throughout, comprising three well-proportioned bedrooms and family shower room with separate wc on the first floor. The ground floor features a bright and spacious dual-aspect living/dining room leading onto a conservatory offering additional living or storage space with views over the rear garden. The kitchen leads through to a useful utility area with door to the garden and a convenient downstairs wc.

Externally, the property continues to impress with a large rear garden and an attractive front garden, ideal for families and keen gardeners alike. A detached garage and off-road parking for up to three vehicles provide excellent practicality.

Perfectly positioned in a highly sought-after St Albans location, the property is within easy reach of a number of well-regarded schools, including Sandringham School (approximately 0.5 miles), St John Fisher Catholic Primary School (approximately 0.4 miles) and Wheatfields Junior Mixed School (approximately 0.7 miles), making it an excellent choice for growing families.

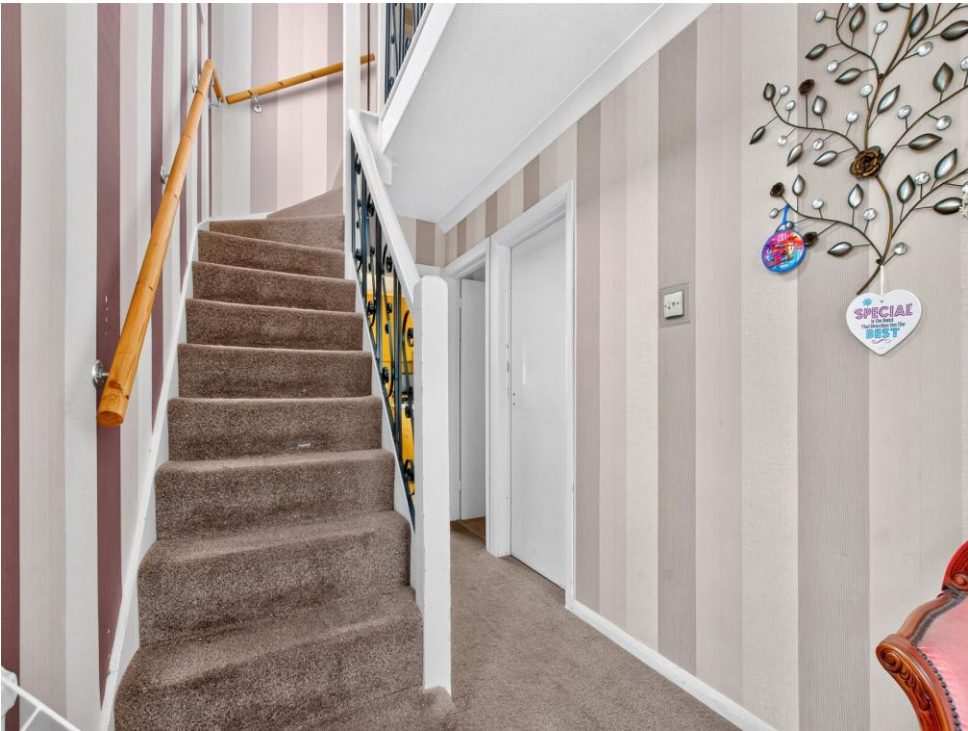
Combining character, space, future potential and a desirable location, this wonderful family home presents a rare opportunity not to be missed.



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









Total floor area 124.8 m² (1,343 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306223



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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