



7 The Willows, St. Albans, AL1 1UL

Guide price £480,000 Freehold



7 The Willows

St. Albans, AL1 1UL

A bright and spacious three-bedroom end-of-terrace house, pleasantly positioned within a popular and quiet cul-de-sac to the south-east of St Albans City centre and benefiting from a pitched roof and loft space.

Offered with no onward chain, the property provides excellent potential to reconfigure and extend the existing accommodation, including converting the integral garage into additional living space and extending to the rear, subject to the necessary planning permission and building regulation approval.

The entrance hall provides access to a cloakroom/WC and a spacious dual-aspect living/dining room with a feature fireplace, window to the front and sliding patio doors opening onto the rear garden. The modern Shaker-style kitchen offers a range of wall and base units, integrated double oven, gas hob and dishwasher, with an integrated washing machine and fridge/freezer, together with a door to the garden.

Upstairs are three bedrooms, two with built-in wardrobes, and a modern bathroom with shower cubicle, wash hand basin with storage beneath and WC.

Outside, a driveway provides off-street parking and access to the integral garage, with a lawn and established planting to the front. The mature, sunny-aspect rear garden features a patio ideal for entertaining, a lawn and established trees, plants and flowers, together with gated side access.

The Willows is ideally situated close to a local parade of shops, popular schools including Samuel Ryder Academy, Highfield Park and nearby leisure facilities, while St Albans city centre is also within easy reach.





ACCOMMODATION

Entrance Hall

WC

Living/Dining Room

24'7 x 10'11 (7.49m x 3.33m)

Kitchen

12'8 x 7'9 (3.86m x 2.36m)

FIRST FLOOR

Landing

Bedroom

13'1 x 11'0 (3.99m x 3.35m)

Bedroom

12'9 x 11'10 (3.89m x 3.61m)

Bedroom

8'9 x 8'0 (2.67m x 2.44m)

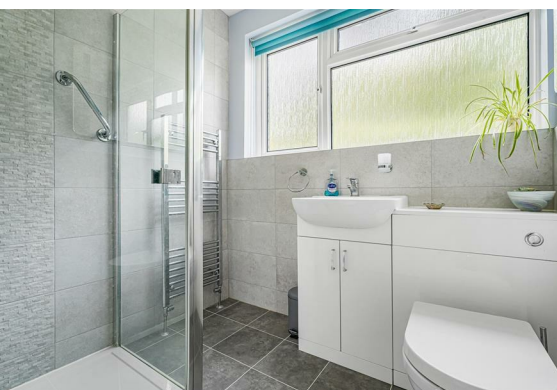
Bathroom

OUTSIDE

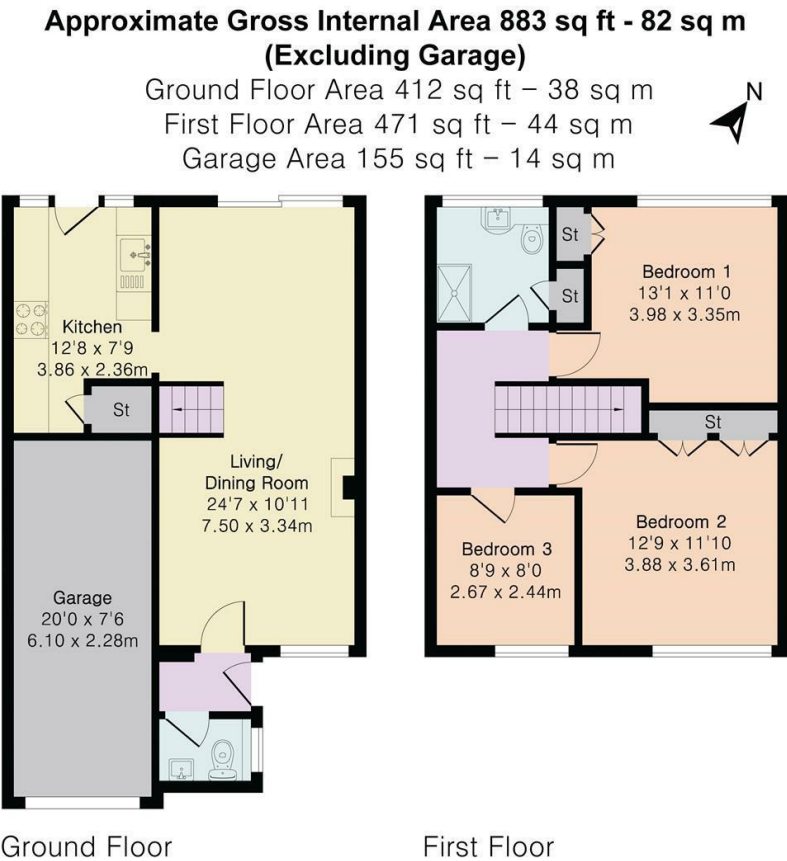
Rear Garden

Garage

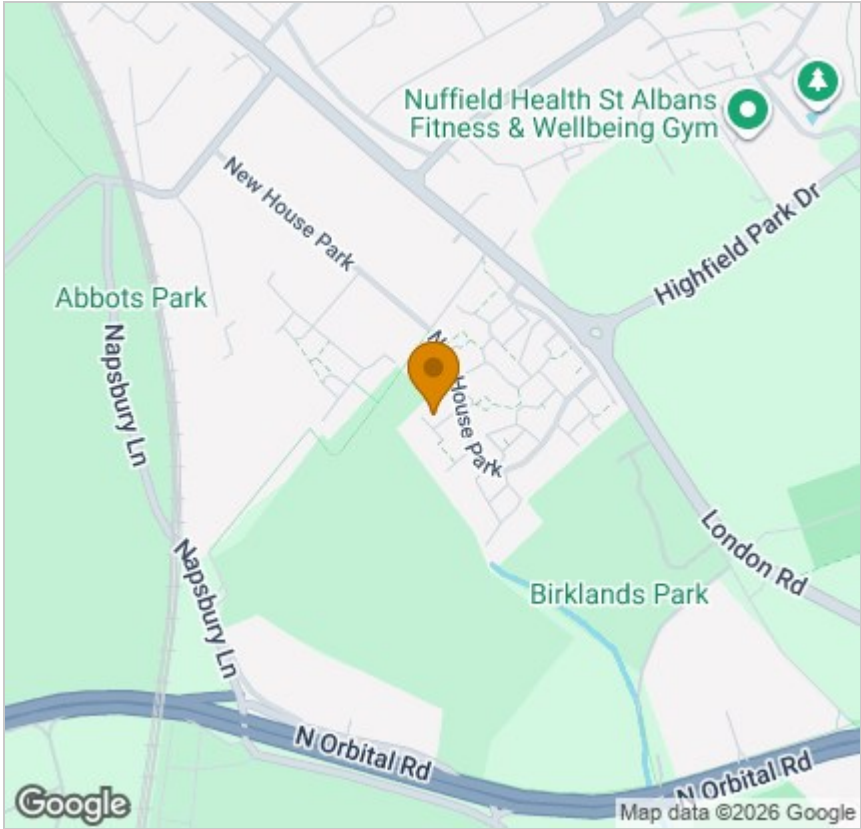
20'0 x 7'6 (6.10m x 2.29m)



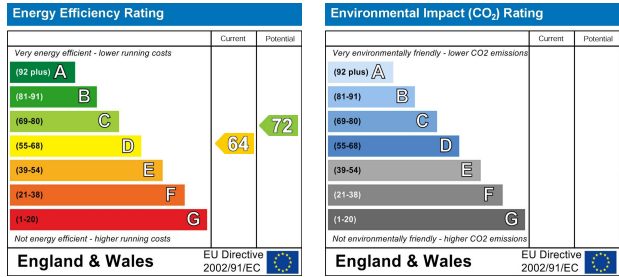
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.