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23A Laburnum Grove
St. Albans, AL2 3HQ
Guide Price £699,950

Located within a quiet cul-de-sac in the highly sought-after Chiswell Green area, this modern two-bedroom detached house is presented in excellent condition throughout and offers bright, light accommodation. The property was built in 2020 with a 10 year build warranty ending 15 November 2030.

The ground floor comprises a spacious 16' living room, inner hallway with storage cupboards, ground floor WC along with a contemporary open-plan 15' x 14' kitchen/dining room with a full range of integrated appliances and featuring bi-fold doors opening onto the terrace and private rear garden. a separate utility room with side access.

First floor offers landing, two generously sized double bedrooms, both benefiting from built-in wardrobes. Bedroom 1 has an en-suite shower room, and there is a modern family bathroom.

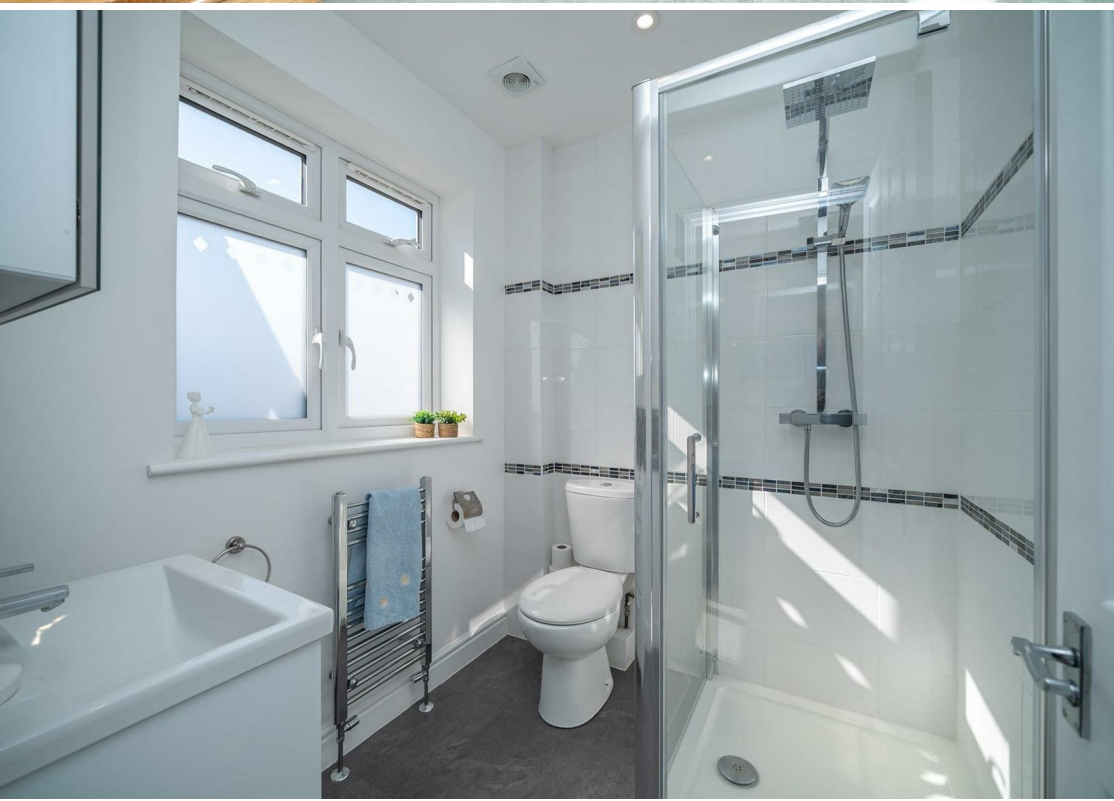
The property offers off-road parking for multiple vehicles via a driveway to the front. Side gate to rear garden, mainly laid to lawn with a patio area ideal for outdoor entertaining. The property is offered with no onward chain.

Situated in the popular Chiswell Green area, the property is within easy reach of St Albans city centre, local amenities, well-regarded schools, and mainline train stations, as well as excellent access to the A1(M), M1 and M25.

23a Laburnum Grove







GROUND FLOOR

Entrance Hall

Living Room
16'1 x 12'7 (4.90m x 3.84m)

W.C

Utility Room
5'9 x 5'9 (1.75m x 1.75m)

Kitchen / Dinning Room
15'5 x 14'1 (4.70m x 4.29m)

FIRST FLOOR

Bedroom 1
10'8 x 9'3 (3.25m x 2.82m)

En -Suite
6'2 x 4'9 (1.88m x 1.45m)

Bedroom 2
9'8 x 9'3 (2.95m x 2.82m)

Bathroom
7'1 x 6'2 (2.16m x 1.88m)

OUTSIDE

Lawned Rear Garden

Driveway Parking for Multiple Vehicles

ALL MAINS SERVICES

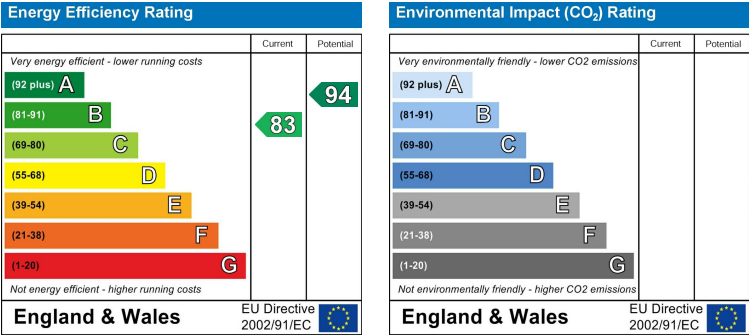
Council Tax
Band - F - £3,386.39p.a

EPC
Energy rating B

Agents Note

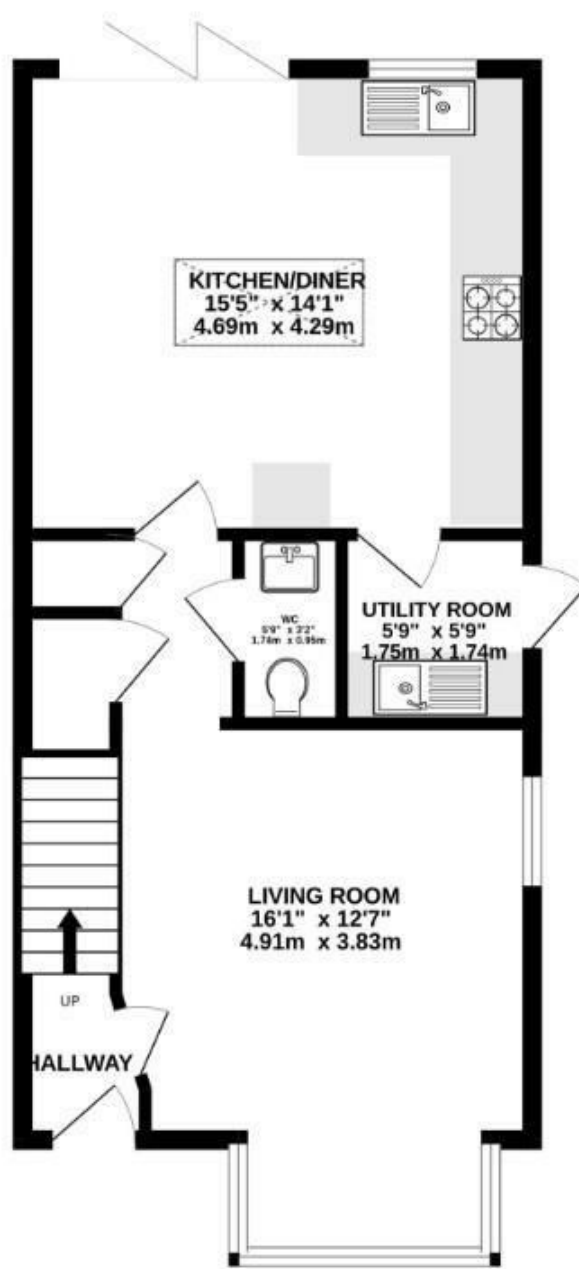
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Viewing
Through **Druce & Partners**, Telephone: **01727 855232** Email: **sales@druce-partners.co.uk**

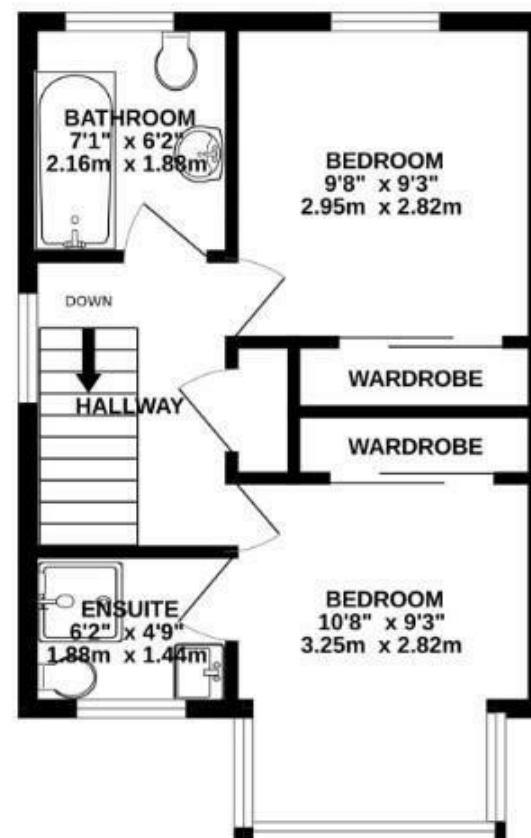








GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such