



**DRUCE**  
▲ & PARTNERS ▲

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 ensuite shower room, and there is a modern family bathroom.

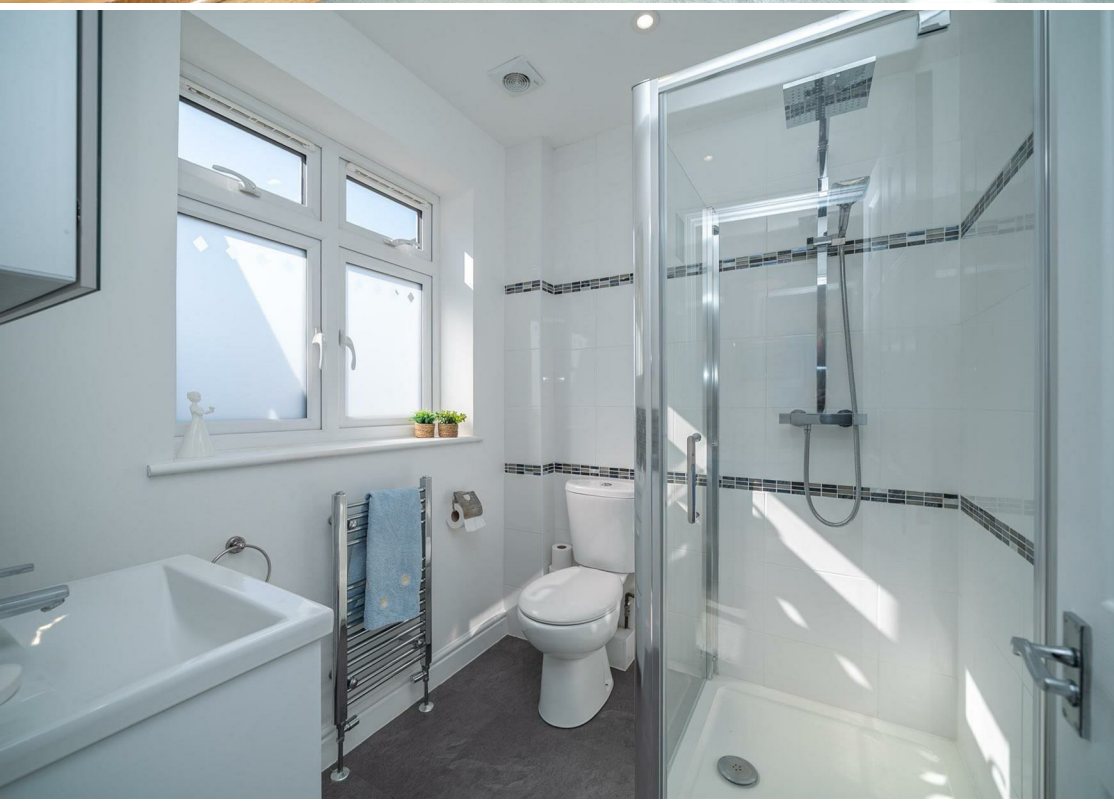
The property offers off-road parking for multiple vehicles via a driveway to the front. Side gate to rear garden, mainly laid to lawn with a patio area ideal for outdoor entertaining. The property is offered with no onward chain.

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 / Dining 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

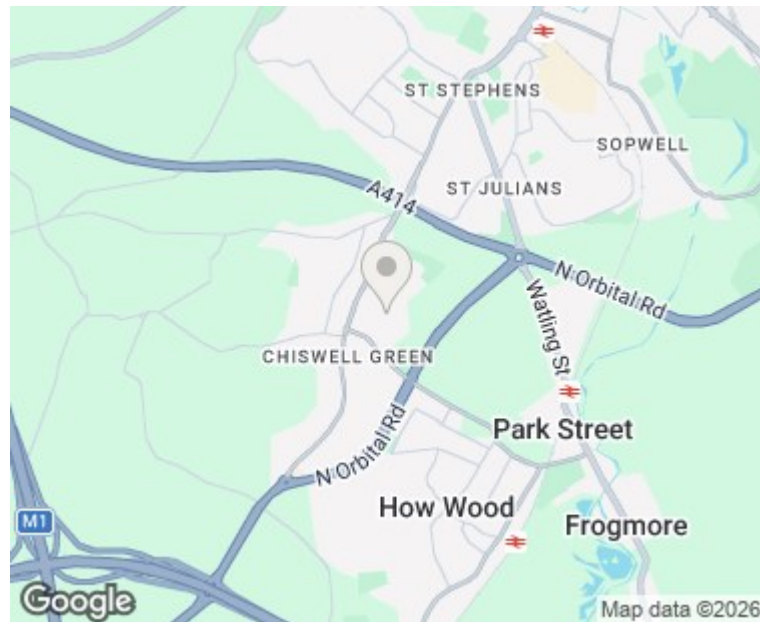
Energy rating B

### Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

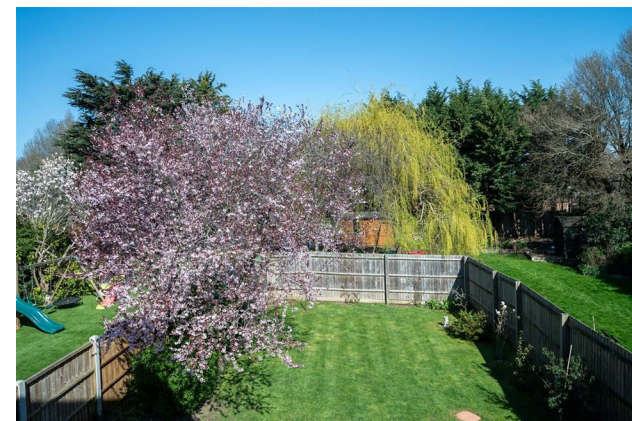
### Viewing

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



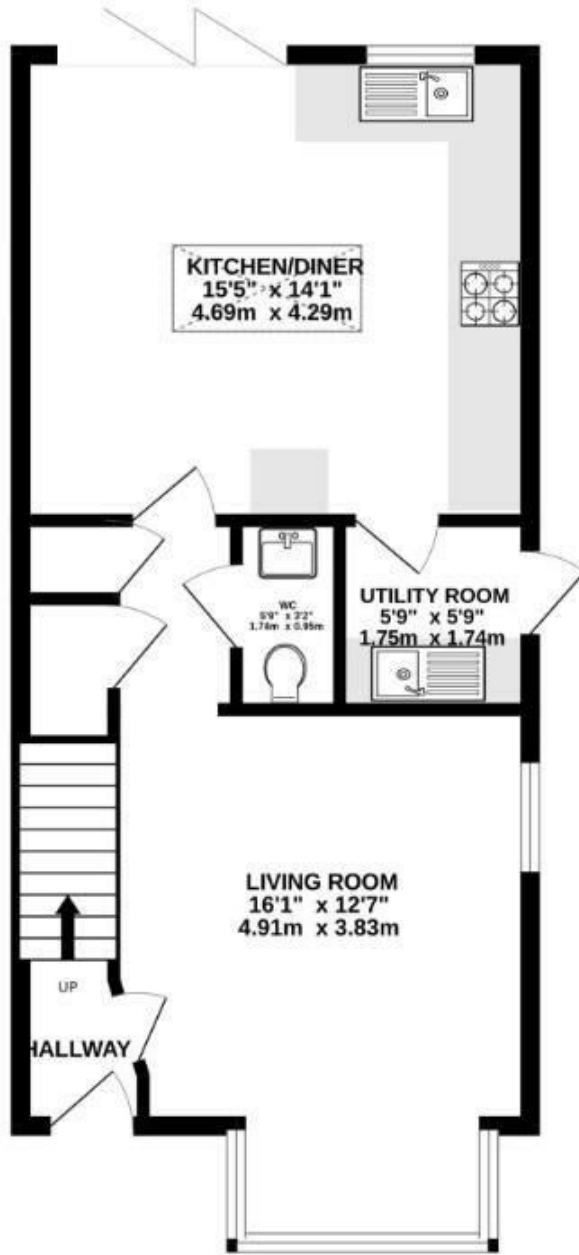
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	94
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

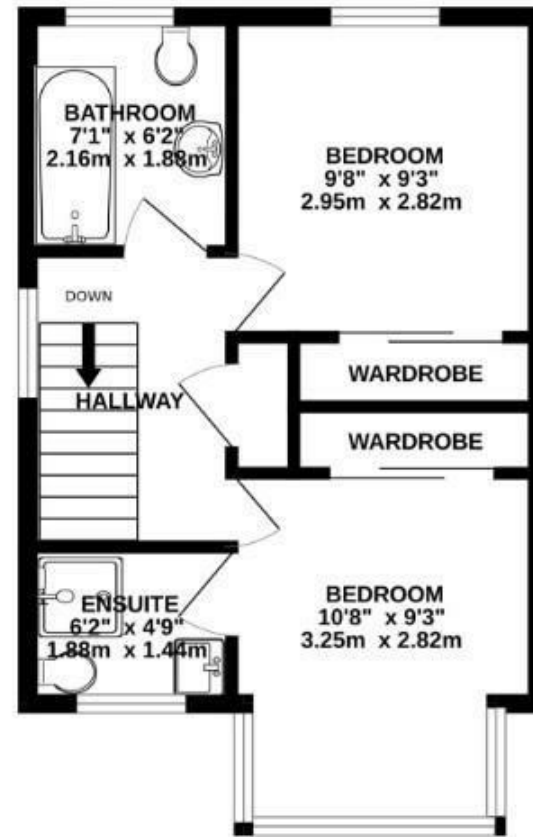








**GROUND FLOOR**  
525 sq.ft. (48.8 sq.m.) approx.



**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