DAVID CHADWICK

ST ALBANS

Sadleir Road
St Albans

30 Sadleir Road
St Albans AL1 2BW

A beautifully presented mid-century end of terrace family home with three bedrooms, a garage and gated driveway, occupying a generous corner plot with great potential to develop subject to the usual consents

Summary

Storm porch | Entrance hall | Cloakroom
Sitting room | Dining room
Kitchen/breakfast room
Three bedrooms | Family bathroom
Detached garage | Gated driveway
Gardens to the front, rear & side
Scope to extend (STPP)
Tenure – Freehold

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The Property

A beautifully presented mid-century end of terrace family home with three bedrooms, a garage and gated driveway, occupying a generous corner plot with great potential to develop subject to the usual consents

Currently there is beautifully presented and stylishly appointed accommodation over two floors, that having already been successfully extended over both floors to the side, offers further scope to enlarge, again to the side, as well as to the rear, and into the loft, subject to the necessary consents.

On the ground floor an entrance hall leads to a bay-fronted sitting room, which leads to a dining room with bi-fold doors to the garden, and continues, open-plan, into a well-appointed kitchen/breakfast room. A cloak room completes the picture downstairs.

On the first floor a landing provides access to three very comfortable bedrooms and a stylishly appointed family bathroom. A hatch leads to the loft space, currently providing useful storage space.

Outside

Outside, the house sits behind a handsome mid century period façade with a gated footpath leading to the storm porch and front door.

Gardens wrap around from the front, to the side and then to the rear providing a generous amount of outside space affording great opportunity to develop by extending the house further, to both the side and rear.

Double gates to the side lead to a private driveway providing off street parking and access to a detached garage.

The gardens to the side and rear are laid mainly to lawn with a large timber sun deck extending across the rear of the house and taking advantage of the south-westerly aspect.

Location

Situated in a sought-after residential cul-de-sac location in a very popular and convenient location within easy reach of the city centre, both stations, highly regarded schools, extensive local amenities and the motorway network to the south of St Albans. The open amenity space of Sopwell Nunnery Ruins is just around the corner, with Verulamium Park & Lakes, the Abbey and Westminster Lodge sport facilities just beyond.

General

Tenure – Freehold
Services – Mains water, drainage, gas & electricity
EPC Rating – D
Council Tax - Band D - £2,368.36

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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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APPROX. GROSS INTERNAL FLOOR AREA 923.54 SQ FT / 85.80 SQ M. Inc. Garage.

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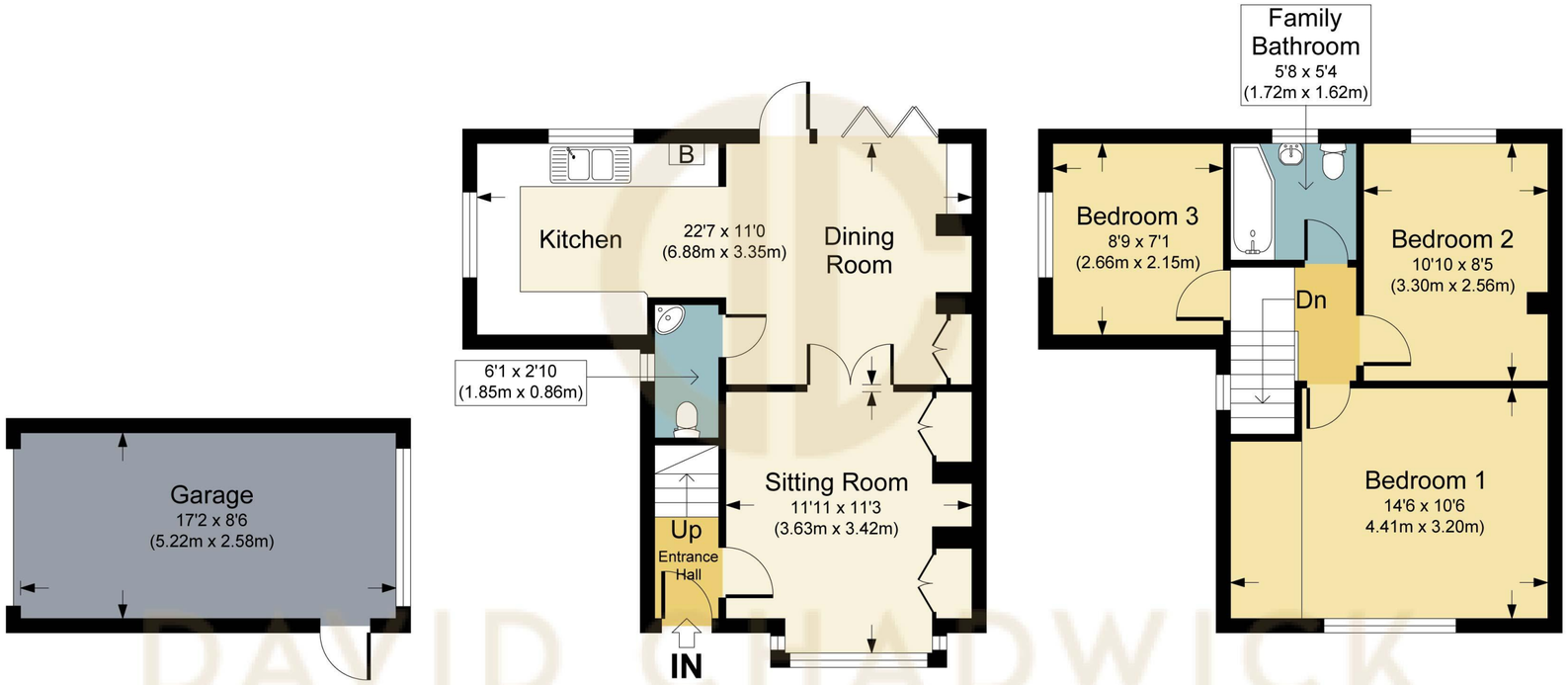

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