



Warwick Road, St. Albans



DAVID CHADWICK
ST ALBANS

68 Warwick Road, St Albans. AL1 4DL

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Cloakroom | Four bedrooms | Family bathroom | Integral single garage | Driveway parking | Gardens | Tenure - Freehold

The Property

An excellent modern detached house situated in a secluded position at the end of this highly sought after cul-de-sac location, within very easy reach of the city centre, mainline station, well regarded schools and extensive local amenities.

Approached via a shared drive with parking, and providing access to an integral single garage, there is a small, enclosed garden to the front, gated passage leads to the rear of the house, where there is a generously proportioned garden, laid mainly to lawn, with a paved terrace across the rear of the house., accessed via sliding doors from the sitting room.

Inside, the house offers well planned and presented accommodation over two floors. On the ground floor there is an entrance hall leading to the staircase and cloak room, and to the first part of the reception space, a dining room that leads open plan to the main area, a large sitting room, overlooking the garden at the rear. The combined space is ideal for family living and entertaining and leads to a separate kitchen/breakfast room. On the first floor are the four double bedrooms and a family bathroom, there is plenty of fitted wardrobe and storage space across the suite of bedrooms and access via a hatch leads to a useful boarded loft space.

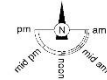






Ground Floor

First Floor



WARWICK ROAD, AL1

APPROX. GROSS INTERNAL FLOOR AREA 1158.84 SQ FT / 107.66 SQ M, INC. GARAGE
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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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