



17 Sadleir Road, St. Albans, AL1 2BL

Guide price £685,000 Freehold



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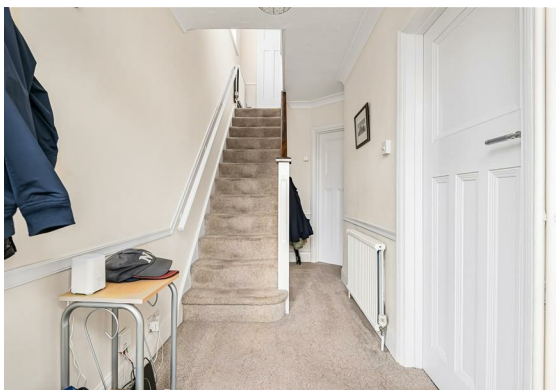
An attractively presented and skilfully extended three-bedroom end-of-terrace property on a sought-after, quiet residential road, within easy walking distance of the vibrant city centre and mainline train station. Benefits include a private rear garden, detached double-width garage accessed from the rear and a useful loft room.

A part-glazed front door opens into a welcoming entrance hall with stairs to the first floor, understairs storage and doors to rooms. The bright, box bay fronted lounge has an archway leading to a generous dining room with side and rear windows. Beyond is a contemporary fitted kitchen offering an extensive range of wall and base units, a mix of integrated and freestanding appliances, a window overlooking the garden and a door providing access outside.

The first floor comprises two well proportioned bedrooms, a third bedroom and a bathroom with bath, shower over, basin and WC. A fixed staircase from the third bedroom leads to the useful loft room, featuring front and rear Velux windows and access to eaves storage.

The attractive frontage is enclosed by a low brick wall with inset railings, with a gated path to the front door and side access to the rear. The delightfully private garden features a covered lean-to, lawn, established flower borders and a patio ideal for entertaining. A pathway leads to the detached double width garage, which has a courtesy door from the garden and an up and over door to the front. A further side gate provides access to the garage frontage.

Sadleir Road is a popular residential location, ideal for couples and families, with easy access to the city centre, train station, the green spaces of the Nunery and Verulamium Park, and Westminster Lodge sports complex.





ACCOMMODATION

Entrance Hall

Lounge

13'6 x 10'2 (4.11m x 3.10m)

Dining Room

15'7 x 10'7 (4.75m x 3.23m)

Kitchen

10'9 x 10'8 (3.28m x 3.25m)

FIRST FLOOR

Landing

Bedroom

12'8 x 9'6 (3.86m x 2.90m)

Bedroom

9'10 x 8'8 (3.00m x 2.64m)

Bedroom

9'3 x 7'3 (2.82m x 2.21m)

Bathroom

Loft

15'4 x 14'7 (4.67m x 4.45m)

OUTSIDE

Frontage

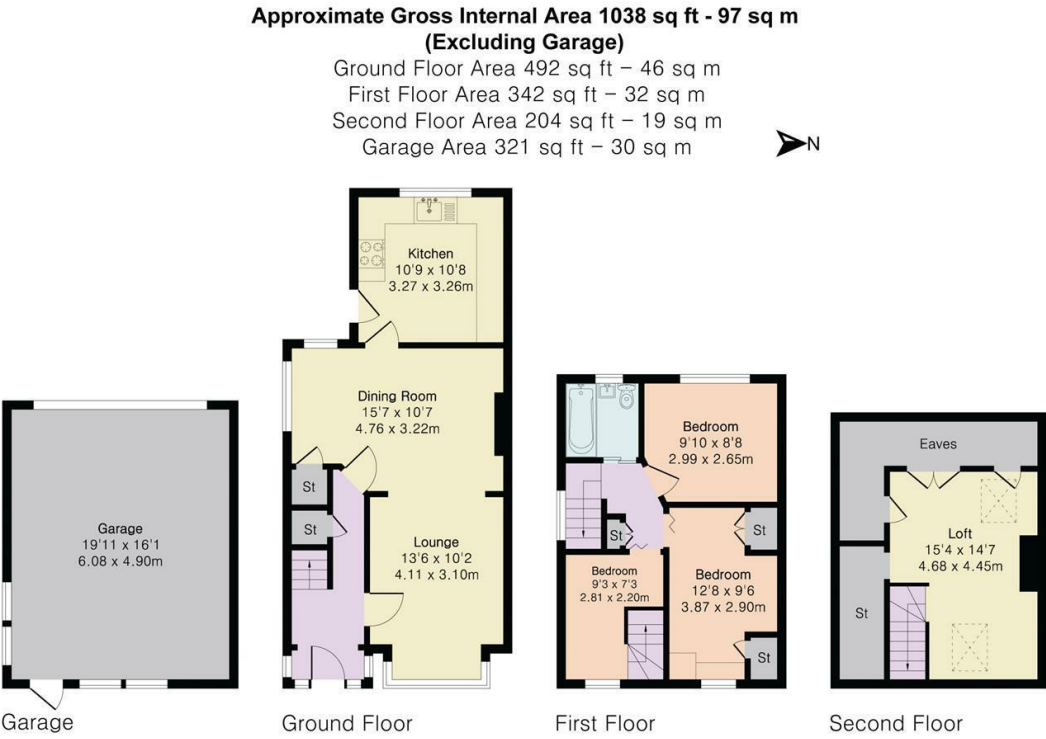
Rear Garden

Garage

19'11 x 16'1 (6.07m x 4.90m)



Floor Plan



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

