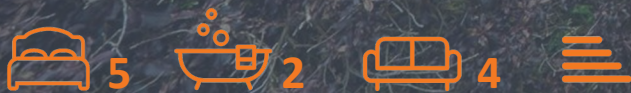




28a Townsend Drive, St. Albans, Hertfordshire AL3 5RQ

Guide price £1,180,000 Freehold



28a Townsend Drive

St. Albans, Hertfordshire AL3 5RQ

A highly attractive five bedroom 1930s style semi detached house, located on a highly sought after drive to the north of St Albans City centre. The property is attractively presented throughout and has been extended to the rear and into the loft, offering spacious and versatile accommodation along with a rear garden extending to over 100 ft.

The accommodation begins with a covered part glazed front door opening into a porch, leading to a welcoming entrance hall with a turning staircase to the first floor and a convenient downstairs cloakroom/WC. To the front is a bright bay fronted lounge with a feature fireplace and built in storage and display shelves. There is also a formal dining room, ideal for entertaining. To the rear is an extended family room with French doors overlooking the garden, which opens into an attractive kitchen fitted with a range of wall and base units, solid wood worktops, a double Butler sink, a Rayburn cooker/boiler and recesses for appliances. The kitchen also leads into a sunroom with windows to the side and rear and doors to the garden.

The first floor provides four double bedrooms, all with fitted wardrobes, along with a family bathroom. The second floor features a spacious bedroom with built-in storage, an en-suite shower room and useful eaves storage.

Externally, there is a driveway providing off street parking with established bushes, plants and flowers to the side, and a side gate giving access to the sun room. The beautiful rear garden extends to approximately 115ft with a patio leading to the lawn, a further patio area and established planting and trees, including a fruiting Mulberry tree.

Townsend Drive is a highly desirable residential location to the north of St Albans city centre, convenient for local schooling, amenities and St Albans City station with fast services into London St Pancras.





ACCOMMODATION

Porch

Hall

Kitchen

15'4 x 10'10 (4.67m x 3.30m)

Family Room

19'9 x 11'10 (6.02m x 3.61m)

Sun Room

17'5 x 10'11 (5.31m x 3.33m)

Lounge

14'5 x 11'10 (4.39m x 3.61m)

Dining Room

13'7 x 8'0 (4.14m x 2.44m)

Pantry

W.C.

FIRST FLOOR

Landing

Bedroom

16'1 x 11'10 (4.90m x 3.61m)

Bedroom

14'6 x 11'10 (4.42m x 3.61m)

Bedroom

14'6 x 10'10 (4.42m x 3.30m)

Bedroom

11'7 x 8'1 (3.53m x 2.46m)

Bathroom

SECOND FLOOR

Bedroom

18'3 x 17'1 (5.56m x 5.21m)

En-Suite

OUTSIDE

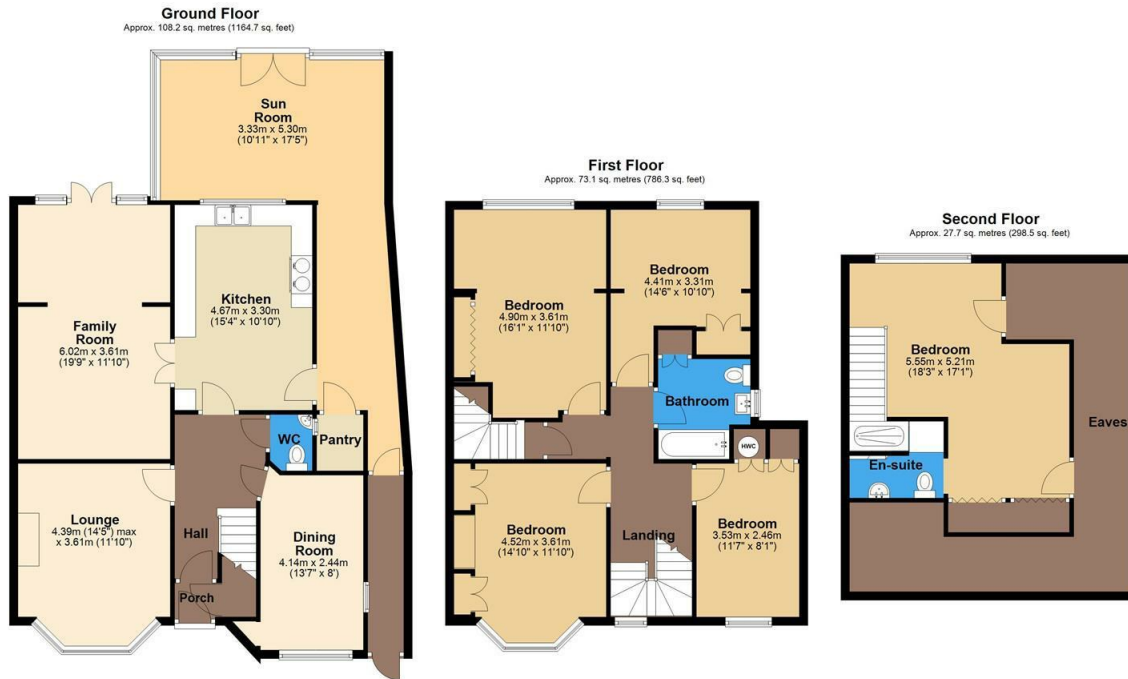
Frontage

Rear Garden

115 (35.05m)



Floor Plan



Total area: approx. 209.0 sq. metres (2249.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

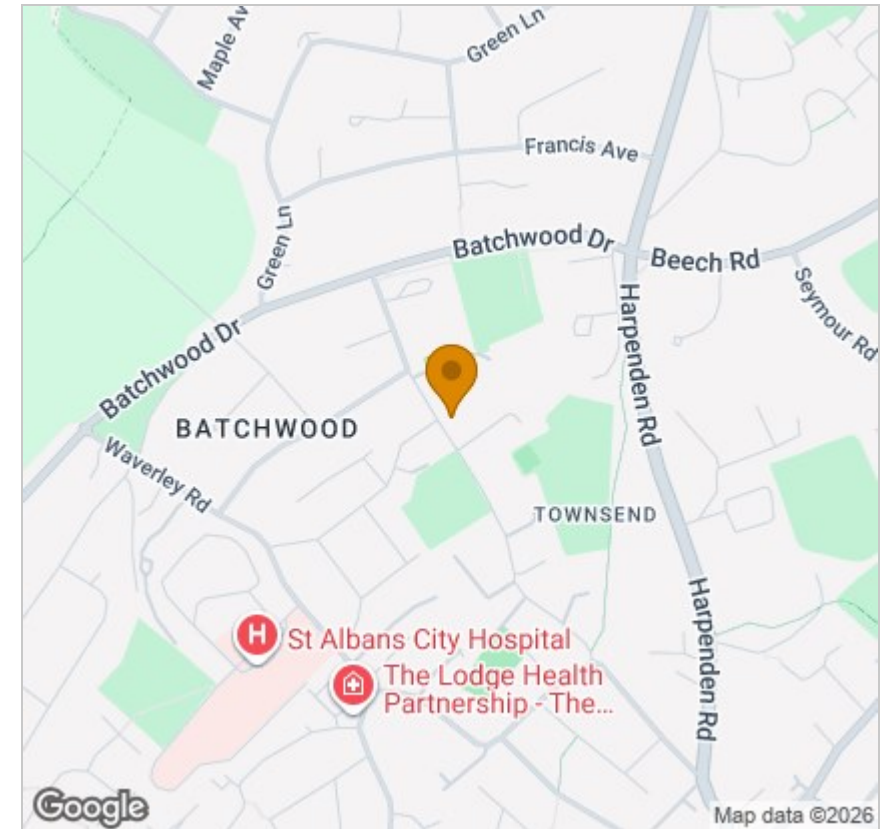
Viewing

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

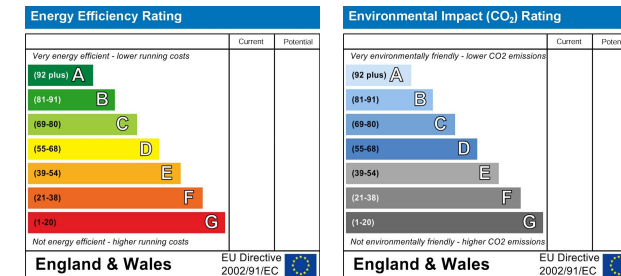
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS