86 Puddingstone Drive, St. Albans, AL4 0GY

Guide price £510,000 Freehold

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Paul Barker
ESTATE AGENTS

86 Puddingstone Drive

St. Albans, AL4 0GY

A beautifully presented two-bedroom home, ideally positioned within a quiet and highly sought-after cul-de-sac in the ever-popular Highfield Park area, just to the east of St Albans City centre.

The property offers well-balanced accommodation throughout, beginning with a covered porch with useful built-in storage, leading into a welcoming entrance hall with access to a convenient ground floor cloakroom/WC.

The bright and spacious lounge/dining room is a standout feature, thoughtfully designed for both relaxing and entertaining, with excellent natural light and direct access via a part-glazed door to the private rear garden. A generous built-in storage cupboard further enhances practicality.

The contemporary fitted kitchen is well-appointed with a range of quality wall and base units with work surfaces over, incorporating a sink with mixer tap, ceramic hob with oven below, and space for a fridge/freezer and washing machine.

To the first floor are two well-proportioned double bedrooms. The principal bedroom enjoys a front aspect and built-in storage, while the second bedroom overlooks the rear garden and benefits from fitted wardrobes. The accommodation is completed by a stylish family bathroom with a modern suite comprising a shower bath with glass screen, wash hand basin, and WC.

Externally, the property features a low-maintenance frontage, while to the rear is a delightful private garden designed for ease of upkeep. It includes a patio area ideal for al fresco dining, a lawn bordered by attractive planting, an additional patio area to the rear, and a useful storage shed.

Puddingstone Drive is located within the popular Highfield Park development, close to attractive parkland. It is within easy reach of the vibrant City centre with its shopping, leisure facilities, and mainline railway station, and is also within walking distance of local shops and a GP surgery. Several nurseries, excellent schools, and three gyms are all within a five-minute walk.

ACCOMODATION

Ground Floor

Entrance Hall

Kitchen
11'3" x 5'2" (3.43 x 1.6)

Lounge/Dining Room
15'10" x 11'6" (4.83 x 3.53)

Cloakroom/WC

First Floor

Bedroom 1
10'1" x 11'6" (3.08 x 3.53)

Bedroom 2
9'8" x 11'6" (2.97 x 3.53)

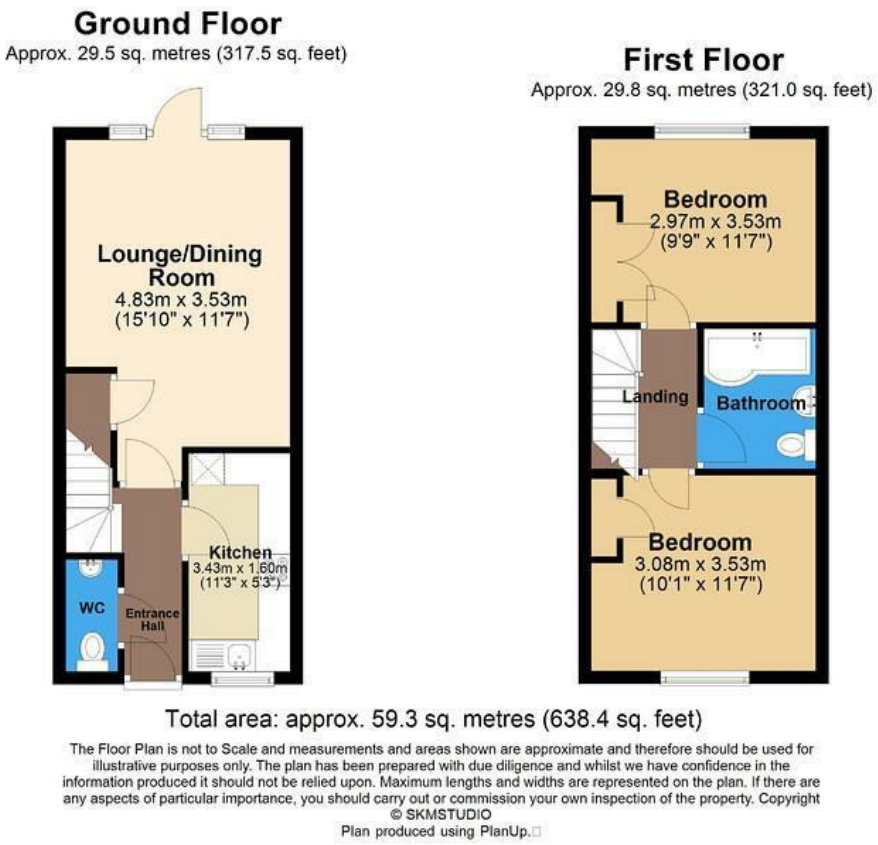
Bathroom

OUTSIDE

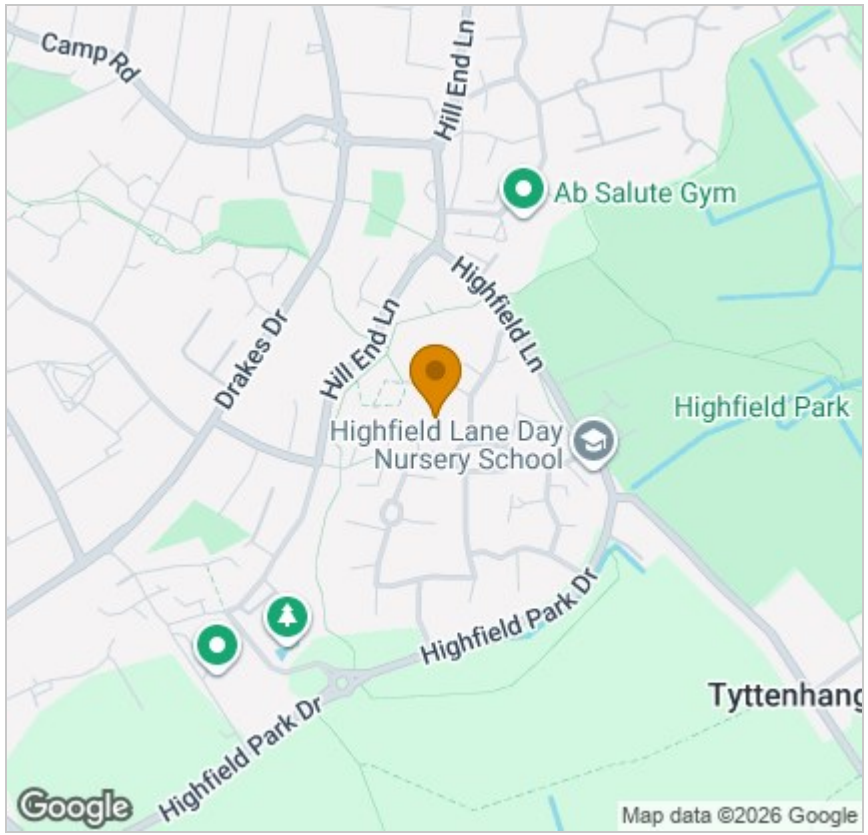
Rear Garden
40 (12.19m)

Allocated Parking

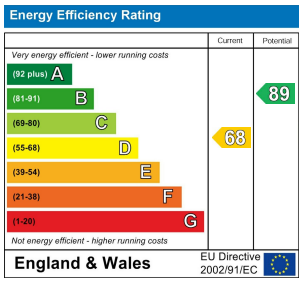
Floor Plan

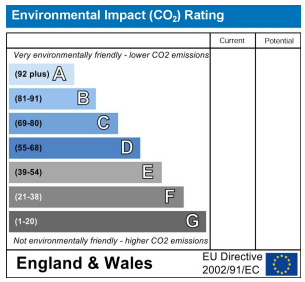


Area Map



Energy Efficiency Graph





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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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk
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