



Wallingford Walk, St. Albans,
AL1



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Guide price £585,000

- Offered With No Upper Chain
- Currently 2x Two Bedroom Maisonettes
- Rare investment / Development Prospect In St Albans
- Planning Granted To Create Two Mid-Terraced Homes
- Popular St Julians Location
- Short Distance To St Albans Station(s) & City Centre
- Easy Access To M1 & M25 Motorway Links
- Highly Regarded Primary & Secondary Schools



Offered with no upper chain is this rare to the market development opportunity in the ever-popular St Julians area of St Albans. This excellent development opportunity provides scope to transform two existing two-bedroom maisonettes into a pair of mid-terraced homes. Ideally suited to investors or those looking to add value, full planning details are available via the St Albans Planning Portal under reference 5/2023/0028.

Located on the south side of St Albans and providing excellent access to both the M1 and M25 motorways, excellent local amenities, well regarded local schools. Within close proximity of central St. Albans, with all it has to offer, including excellent shopping and leisure facilities, an independent cinema, award winning eateries, and St. Albans famous pubs and Cathedral.



**Approximate Gross Internal Area 1587 sq ft - 148 sq m
(Excluding Garage)**

Ground Floor Area 1074 sq ft – 100 sq m

First Floor Area 513 sq ft – 48 sq m

Garage Area 130 sq ft – 12 sq m




northwood

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