



32 Gorham Drive, St. Albans, AL1 2HP

Guide price £675,000 Freehold



32 Gorham Drive

St. Albans, AL1 2HP

A bright, spacious and well-presented three-bedroom mid-terrace house.

An entrance porch and welcoming hallway lead into a generous bay fronted lounge with feature log burner, a beautiful modern integrated kitchen with breakfast bar, and access from both rooms into a large 150ft conservatory, currently used as a dining space.

Two steps up to a ground floor WC and then stairs up to the first floor landing and a principal double bedroom with built in storage, a second double and a good sized family bathroom with airing cupboard. Further stairs lead to the third double bedroom and stylish en-suite shower room.

Externally, the property features a stunning landscaped garden with the ample outbuildings, a hot-tub and side access to the front driveway and space for parking for a least 2 cars.

Gorham Drive is conveniently located close to a local shopping parade, popular primary schools, just 0.3 miles from the green space of New County Park and adjoining BXM / Bike Pump Track and is approx. 1 mile from St Albans City Centre and St Albans Abbey mainline train station to St Pancras International. The M25 & M1 motorway networks as also easily accessible.





GROUND FLOOR

Porch

Hallway

Living Room

17'5" x 12'9" (5.31 x 3.90)

Kitchen

10'10" x 10'5" (3.32 x 3.18)

Conservatory

15'10" x 9'6" (4.85 x 2.90)

WC

FIRST FLOOR

Bedroom

12'6" x 10'6" (3.82 x 3.21)

Bedroom

10'5" x 10'5" (3.20 x 3.18)

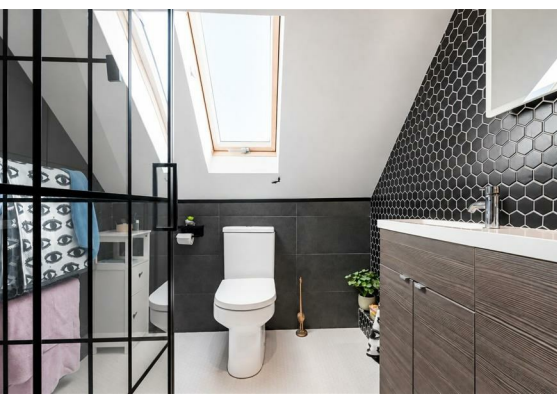
Bathroom

SECOND FLOOR

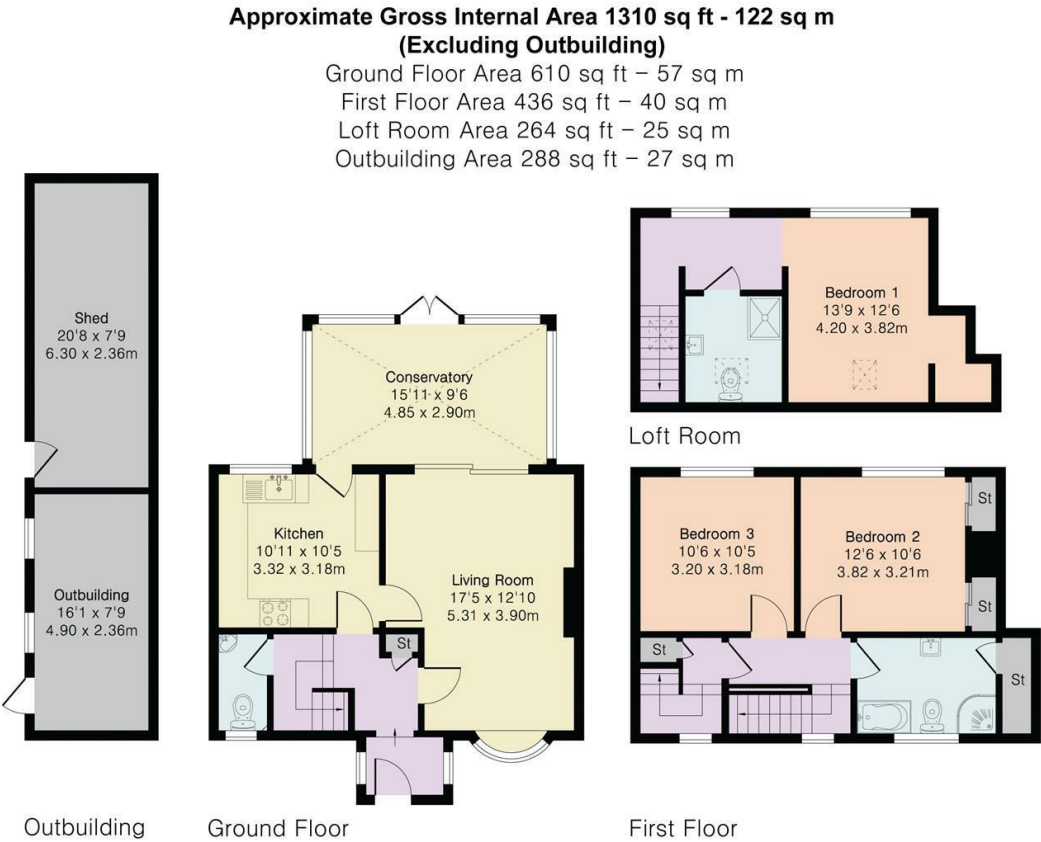
Bedroom

13'9" x 12'6" (4.20 x 3.82)

Ensuite shower room



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

