



Prospect Road, St. Albans AL1 2AU

welcome to

Prospect Road, St. Albans

Situated on the highly sought-after Prospect Road in the heart of St Albans, this beautifully presented four-bedroom semi-detached property includes a driveway and home office.



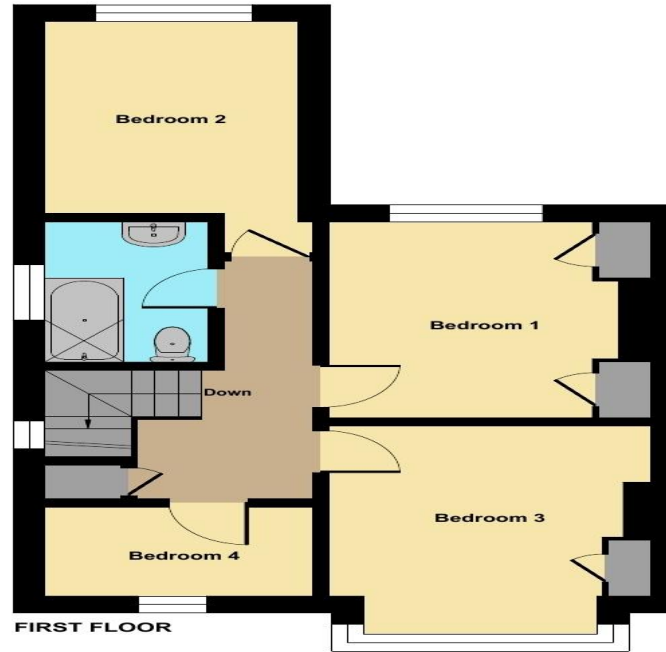
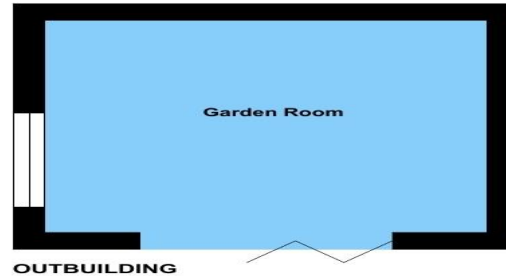
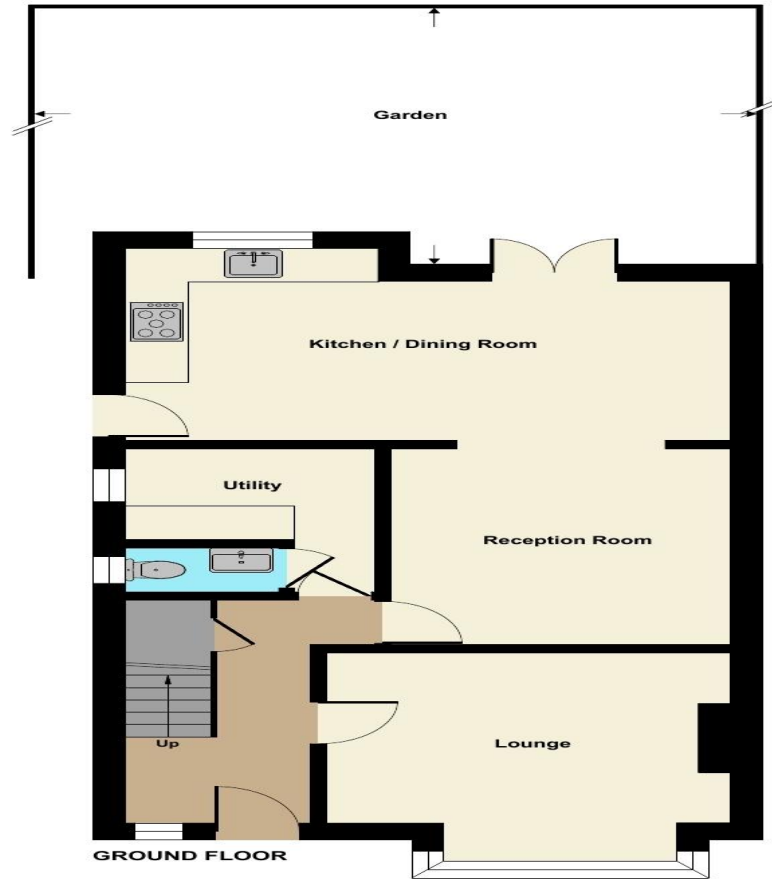
Prospect Road, St. Albans, AL1

Approximate Area = 1148 sq ft / 106.6 sq m

Outbuilding = 170 sq ft / 15.7 sq m

Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale



Ground Floor

Kitchen/Dining

18' 4" max x 11' 2" max (5.59m max x 3.40m max)

Lounge

12' 6" max x 9' 11" to bay (3.81m max x 3.02m to bay)

Reception Room

11' 6" x 10' 7" (3.51m x 3.23m)

Utility Room

7' 9" x 8' 4" max (2.36m x 2.54m max)

Cloakroom

First Floor

Bedroom 1

11' 5" max x 10' max (3.48m max x 3.05m max)

Bedroom 2

11' 2" max x 8' 1" max (3.40m max x 2.46m max)

Bedroom 3

10' max x 9' 11" to bay (3.05m max x 3.02m to bay)

Bedroom 4

8' 5" x 5' 3" (2.57m x 1.60m)

Bathroom

Outbuilding

11' 9" x 10' 8" (3.58m x 3.25m)



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Prospect Road, St. Albans

- Semi-Detached Home
- 4 Bedrooms
- Driveway
- Home Office in Garden
- 0.6 Miles from City Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£925,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105928



Property Ref:
ALB105928 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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