

Connells

Trowley Hill Road
Flamstead St. Albans

Trowley Hill Road
Flamstead St. Albans AL3 8DL

for sale
£650,000







Property Description

A charming three-bedroom semi-detached home situated on a quiet residential road in the sought-after village of Flamstead, Northwest Hertfordshire. Enjoying a generous rear garden backing directly onto open farmland, the property offers a wonderful blend of village living and excellent transport links, with Junction 9 of the M1 and the A5 nearby, and Harpenden's vibrant town centre just 5.1 miles away.

The property benefits from a modern fitted kitchen, an upstairs bathroom suite and a wood burning stove and feature fireplaces. A particular highlight is the impressive rear garden offering excellent potential to extend to the side and rear, subject to the necessary planning permissions being obtained.

A fantastic opportunity to acquire a well-presented home in a desirable village location with scope to further enhance and add value.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & ant-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Front Porch

Obscure stained glass front door leading to:

Entrance Hall

Tiled flooring. Radiator. Stairs leading upto First Floor Landing. Doors leading to:

Lounge

Double aspect room with replacement double glazed windows to front and rear. Feature fireplace with wood burning stove. Two radiators. Doorway leading to Kitchen/Dining Room.

Kitchen / Dining Room

Modern range of fitted wall and floor units with worktop surfaces and tiled splashbacks. Gas four ring hob with cooker hood above and oven below. Butler sink with mixer tap. Integrated slim-line dishwasher. Double aspect room with replacement double glazed windows to front and rear. Stable door leading to rear garden. Tiled flooring. Double radiator. Inset ceiling spotlights. Doorway leading to Lounge.

First Floor Landing

Replacement double glazed windows with superb views to rear. Access to loft. Fitted storage cupboard. Doors to:

Bedroom 1

Feature cast iron fireplace with tiled hearth. Replacement double glazed windows to front.

Bedroom 2

Feature cast iron fireplace with tiled hearth. Replacement double glazed windows to front. Built-in wardrobe.

Bedroom 3

Replacement double glazed windows offering superb views to the rear.

Bathroom

Modern white 'Heritage' suite comprising panelled bath with hand shower attachment. Pedestal wash hand basin with mixer tap and pop-up waste. Low level WC. Tiled walls and floor. Radiator. Double glazed windows.

Exterior

Rear Garden

Good sized rear garden backing farmland with crazy paved patio leading onto lawn area. External tap. External Utility Room and storage cupboard.

Detached Garage

Requires modernisation approached via own driveway, providing off street parking for several cars.







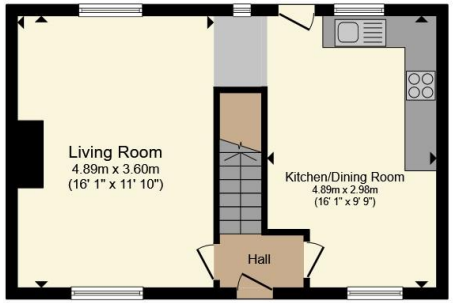




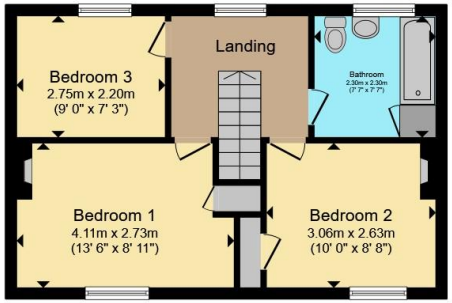




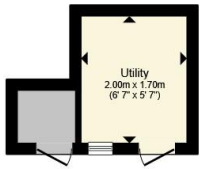




Ground Floor



First Floor



Outbuilding

Total floor area 87.3 m² (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: E

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/HPN306232

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.