

58 St. Vincent Drive, St. Albans, AL1 5SJ

Guide price £650,000 Freehold

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Paul Barker ESTATE AGENTS

58 St. Vincent Drive

St. Albans, AL1 5SJ

An attractive semi-detached home enjoying a wonderful position overlooking an open green. The property sits on a generous plot with potential for a side extension (subject to planning permission) and already benefits from a full-width rear extension. Offered with no onward chain.

A part-glazed front door opens into a welcoming entrance hall with stairs to the first floor, a useful understairs storage cupboard, and doors leading to the principal rooms. To the front is a comfortable lounge featuring a generous window, attractive original wood parquet floor and a gas fireplace.

A door leads through to the sociable kitchen/dining room, fitted with a range of beech-style wall and base units, along with a selection of part-integrated and freestanding appliances. A square archway opens into a bright dual-aspect family room with windows to the side and rear and sliding patio doors providing direct access to the garden.

The first-floor landing has a side window and doors leading to three well-proportioned bedrooms, each benefiting from built-in storage. The family bathroom comprises a shower over bath and wash basin, with a separate WC.

Externally, the property enjoys a pleasant frontage with a block-paved driveway providing off-street parking and leading to a detached garage, alongside a lawn bordered by hedging. To the rear, there is a patio area leading onto a level lawn, with a pathway extending to a shed at the far end of the garden.

St. Vincent Drive is a popular residential location, close to a parade of local shops and services, excellent primary and secondary schools, with easy access to St Albans city centre and the M25 motorway network.

























ACCOMMODATION

Ground Floor

Entrance Hall

Lounge
12'5 x 12'5 (3.78m x 3.78m)

Kitchen/Dining Room
9'2 x 18'11 (2.79m x 5.77m)

Family Room
8'11 x 18'8 (2.72m x 5.69m)

First Floor

Landing

Bedroom One
10'8 x 9'11 (3.25m x 3.02m)

Bedroom Two
9'4 x 10'11 (2.84m x 3.33m)

Bedroom Three
7'2 x 8'8 (2.18m x 2.64m)

Bathroom

OUTSIDE

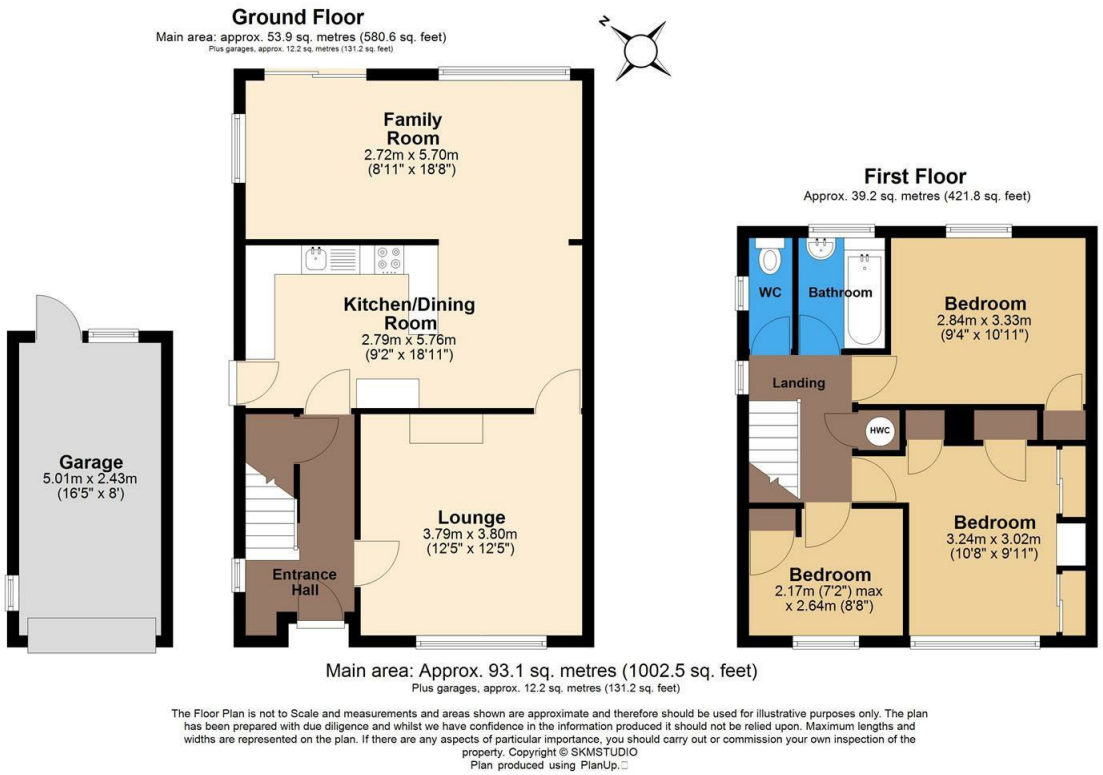
Driveway

Front Garden

Garage
16'5 x 8 (5.00m x 2.44m)

Rear Garden
45'0" x 32'9" (13.72m x 10)

Floor Plan



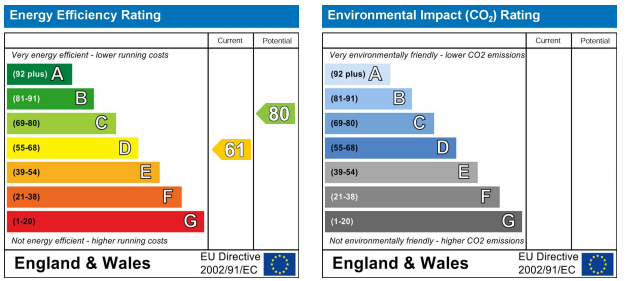
Main area: Approx. 93.1 sq. metres (1002.5 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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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