



14 Sunnydell, St. Albans, AL2 3HP

Guide price £585,000 Freehold



## 14 Sunnydell

St. Albans, AL2 3HP

A solidly built three double bedroom mid terrace home, situated in a quiet and peaceful road overlooking a green in the Chiswell Green area of St Albans. The property offers excellent potential to extend, subject to the necessary planning permissions, and is offered for sale with no onward chain.

The accommodation begins with a part glazed front door opening into a welcoming entrance hall, with stairs to the first floor, doors to all ground floor rooms and access to a convenient cloakroom WC. The generous lounge features a fireplace and sliding doors leading out to the rear garden, and opens through to a sociable dining room with pleasant views over the garden and a door to the kitchen.

The fitted kitchen is equipped with a range of white wall and base units and provides access to a secure side passageway, giving access to both the front and rear gardens, as well as two brick built storage sheds.

To the first floor, the landing offers a built-in storage cupboard, access to the loft and doors to all rooms. The principal bedroom benefits from two windows overlooking the rear garden and a range of mirrored wardrobes. There are two further well proportioned bedrooms. The bathroom is fitted in a wet room style and comprises a walk-in shower, WC and wash basin.

Externally, the property benefits from a block paved driveway providing off street parking. To the rear is a wonderfully private and mature garden, featuring a patio area leading to an established lawn, with a variety of plants, shrubs and trees to the side and rear.

Chiswell Green is popular with families and commuters as its conveniently located to the south of St. Albans offering easy access to the city centre, Watford and the M1 and M25 motorway networks.





## ACCOMMODATION

Ground Floor

Entrance Hall

WC

Lounge

14 x 11'5 (4.27m x 3.48m)

Dining Room

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

Kitchen

11'1 x 11'5 (3.38m x 3.48m)

First Floor

Bedroom 1

13' x 14'1 (3.96m x 4.29m)

Bedroom 2

12' x 10' (3.66m x 3.05m)

Bedroom 3

8'9 x 12'5 (2.67m x 3.78m)

Shower Room

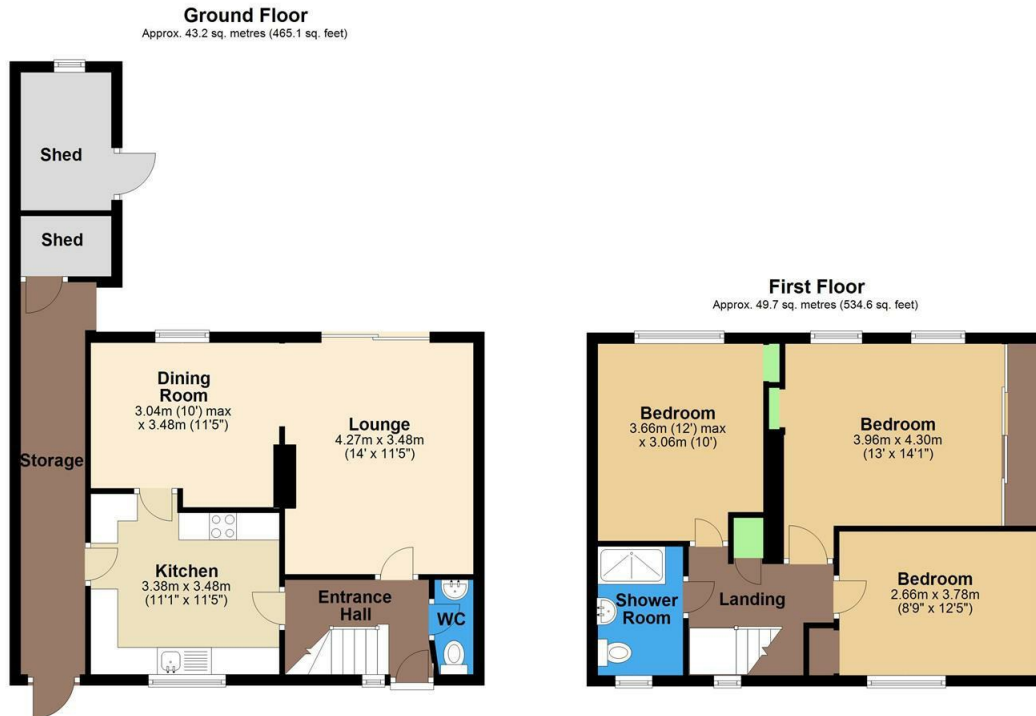
Landing

OUTSIDE

Front Paved Garden

Rear Garden

## Floor Plan



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

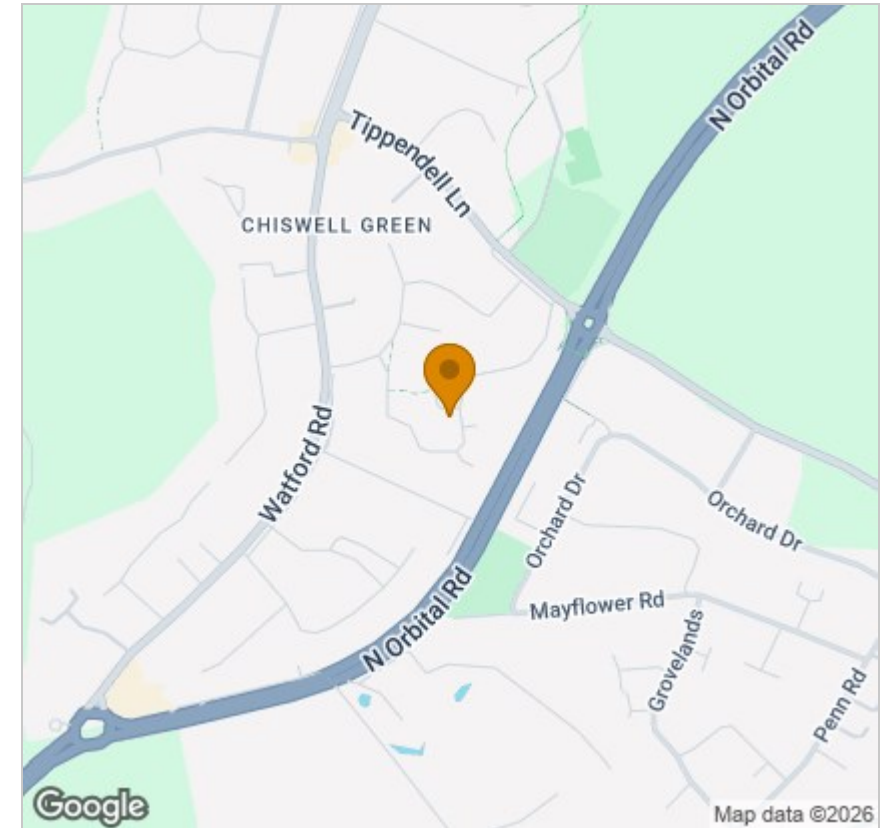
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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  
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## 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

