



7 Sefton Close, St. Albans, AL1 4PF
Offers In The Region Of £660,000



Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home is ideally positioned within a quiet cul-de-sac, just a short distance from St Albans City Station and the vibrant city centre.

The accommodation is well balanced and thoughtfully arranged. On the ground floor, the entrance hall leads to a convenient downstairs WC, spacious living room featuring bay window and fireplace, separate dining room with patio doors opening directly onto the garden, kitchen with additional access to the garden.

Upstairs, a generous landing leads to the principal bedroom with fitted wardrobes, two further well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden with patio areas. A garage en bloc provides both vehicular and pedestrian access, adding further practicality. Residents parking within the close requires a permit.

An excellent opportunity to purchase a well-located home with strong commuter links and easy access to local amenities.

Freehold Tenure.
Council Tax Band E.

- NO UPPER CHAIN
- GARAGE EN BLOC
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- GARDEN
- THREE BEDROOM SEMI DETACHED
- CUL DE SAC LOCATION
- RESIDENTS PERMIT PARKING

Entrance Hall

Living Room

Dining Room

Kitchen

Downstairs WC

Master Bedroom

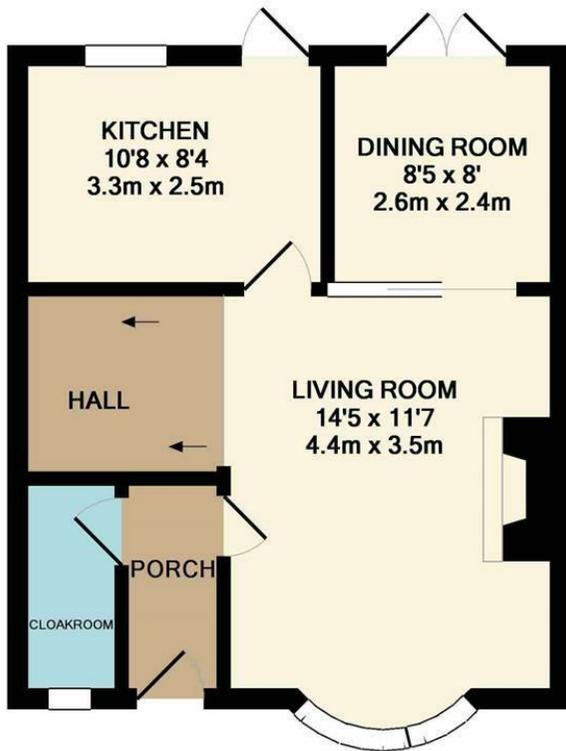
Second Double Bedroom

Third Bedroom

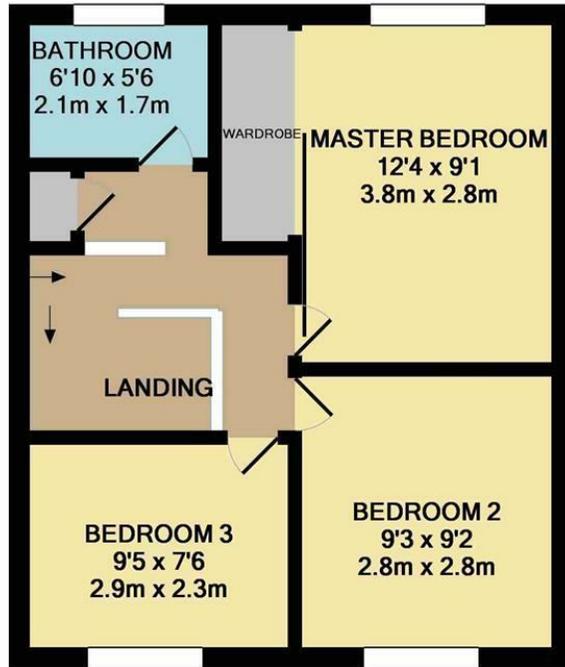
Bathroom

Garage en bloc





GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

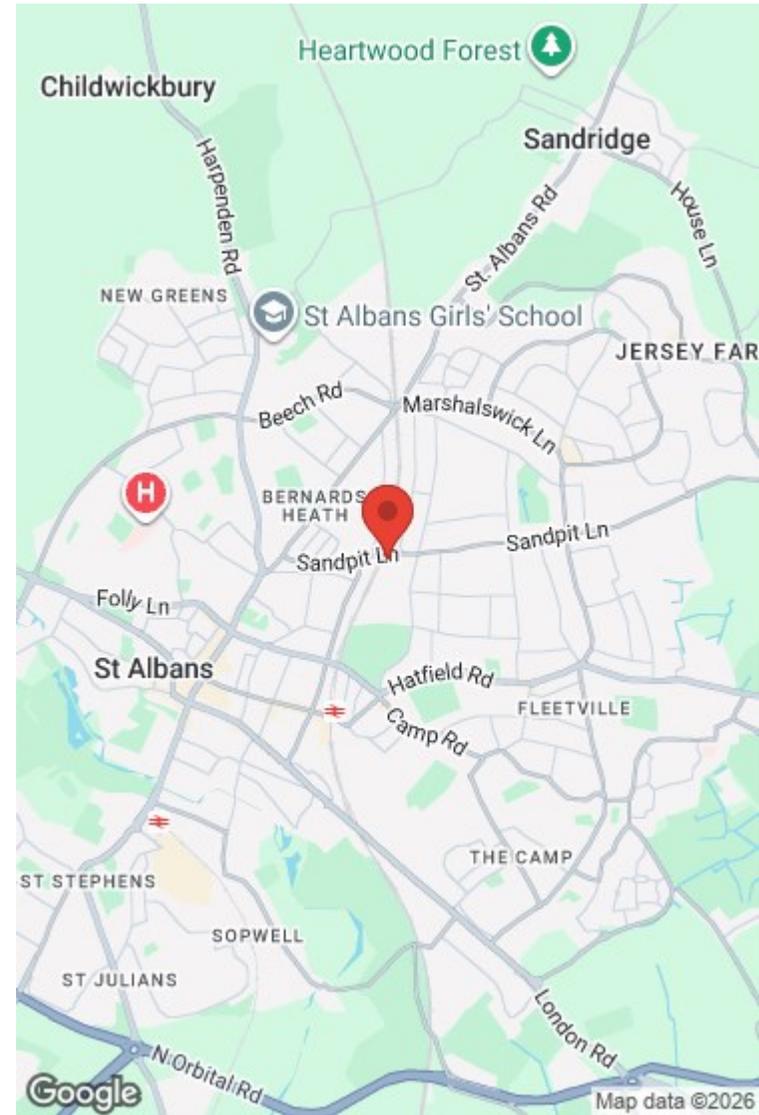


1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

SEFTON CLOSE, ST ALBANS, AL1 4PF
TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		83	68
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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