

1B Longacres, St. Albans, AL4 0DJ

Guide price £775,000 Freehold

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Paul Barker
ESTATE AGENTS

1B Longacres

St. Albans, AL4 0DJ

A stylishly presented four double-bedroom townhouse, just less than 400 meters from the outstanding Beaumont Secondary School. This spacious home offers flexible accommodation arranged over three floors, featuring off-street parking for multiple cars and a delightful rear garden.

The accommodation begins with a part-glazed front door opening into a welcoming hallway with stairs to the first floor and doors leading to various rooms, including a convenient cloakroom/W.C. The wonderfully sociable kitchen and breakfast room integrated with appliances and a range of wall and base units. There is a bright and generous lounge/dining room with French doors opening out on to a sunny rear garden with a secluded patio and a storage shed.

The first-floor landing provides access to a generously proportioned bedroom with fitted wardrobes and and en-suite shower room. There are a further two double bedrooms and a stylishly tiled family bathroom with a three-piece white suite. Stairs lead to the second floor featuring an impressive principal bedroom benefitting from a stylish en-suite bathroom and fitted wardrobes.

Externally, a block-paved driveway provides parking for multiple cars. The private rear garden features a paved patio area as well as access to a garden shed. The garden is mainly laid to lawn with established bushes and plants to the sides and rear.

Longacres is situated on the east side of St Albans within close proximity to Beaumont and Oakwood schools and open parkland. There is a busy local shopping parade and gastro pub close to hand along with excellent bus routes to the City Centre and mainline station into St Pancras International and superb links to the motorway network.

























ACCOMMODATION

Entrance Hall

Kitchen/Dining Room
17'6 x 8'10 (5.33m x 2.69m)

Lounge
16'1 x 14'11 (4.90m x 4.55m)

W.C.

FIRST FLOOR

Landing

Bedroom
12'4 x 8'10 (3.76m x 2.69m)

En-Suite

Bedroom
9'9 x 8'11 (2.97m x 2.72m)

Bedroom
12'3 x 6'11 (3.73m x 2.11m)

Bathroom

SECOND FLOOR

Bedroom
16'2 x 13'1 (4.93m x 3.99m)

En-Suite
11'2 x 8'2 (3.40m x 2.49m)

OUTSIDE

Frontage

Rear Garden

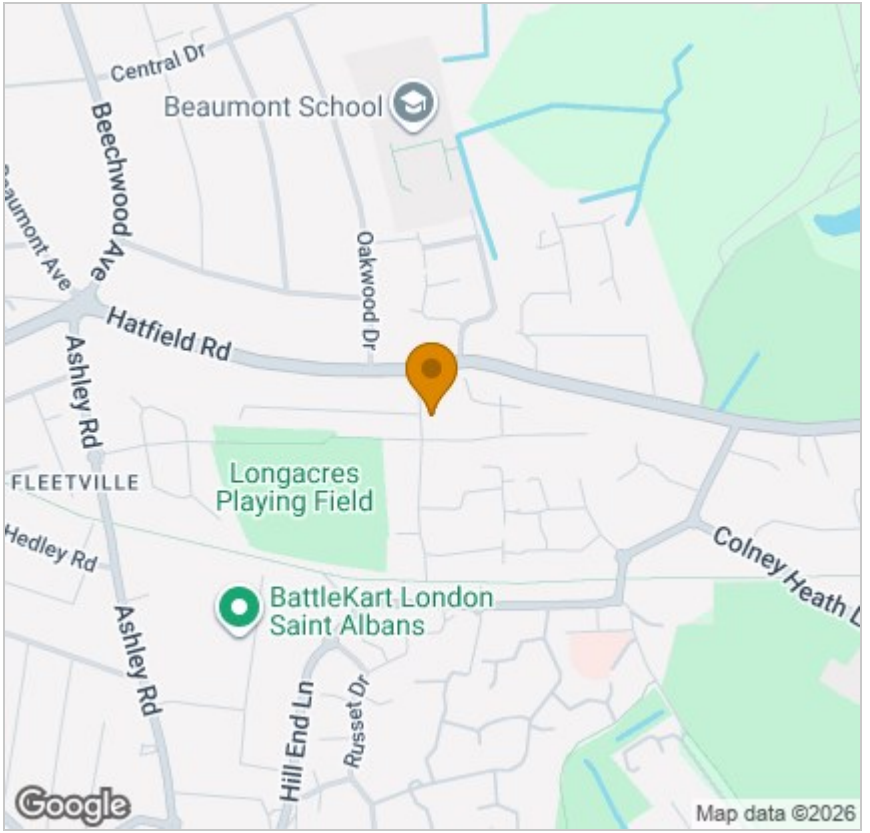
Floor Plan



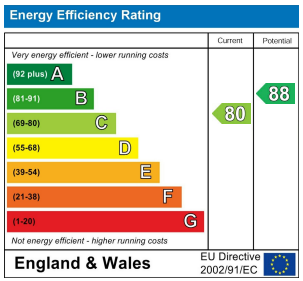
Total area: approx. 128.8 sq. metres (1386.6 sq. feet)

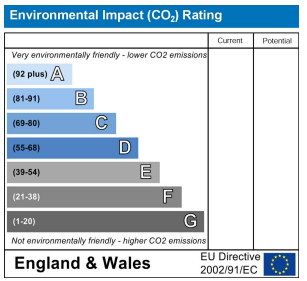
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

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