



**7 Sefton Close, St. Albans, AL1 4PF**  
**Offers In The Region Of £647,000**



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

**Entrance Hall**

**Living Room**

**Dining Room**

**Kitchen**

**Downstairs WC**

- THREE BEDROOM SEMI DETACHED
- CUL DE SAC LOCATION
- RESIDENTS PERMIT PARKING

**Master Bedroom**

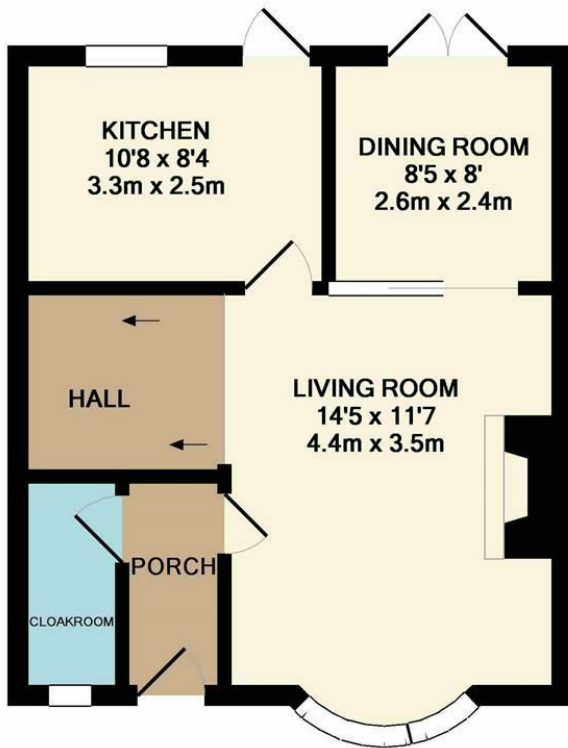
**Second Double Bedroom**

**Third Bedroom**

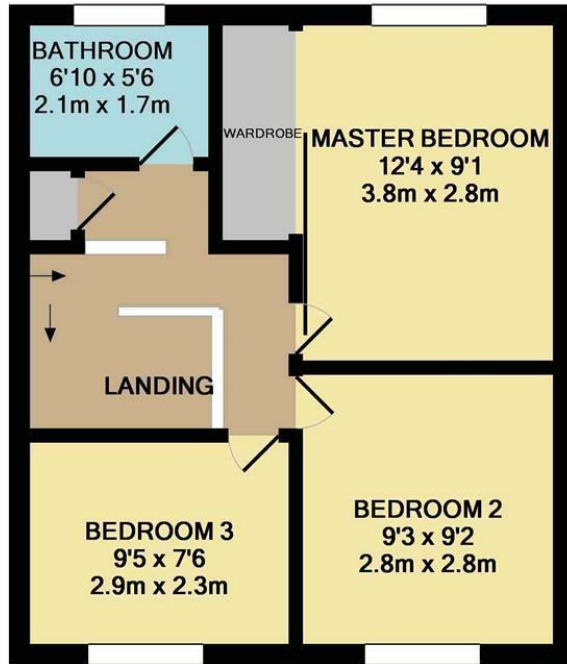
**Bathroom**

**Garage en bloc**





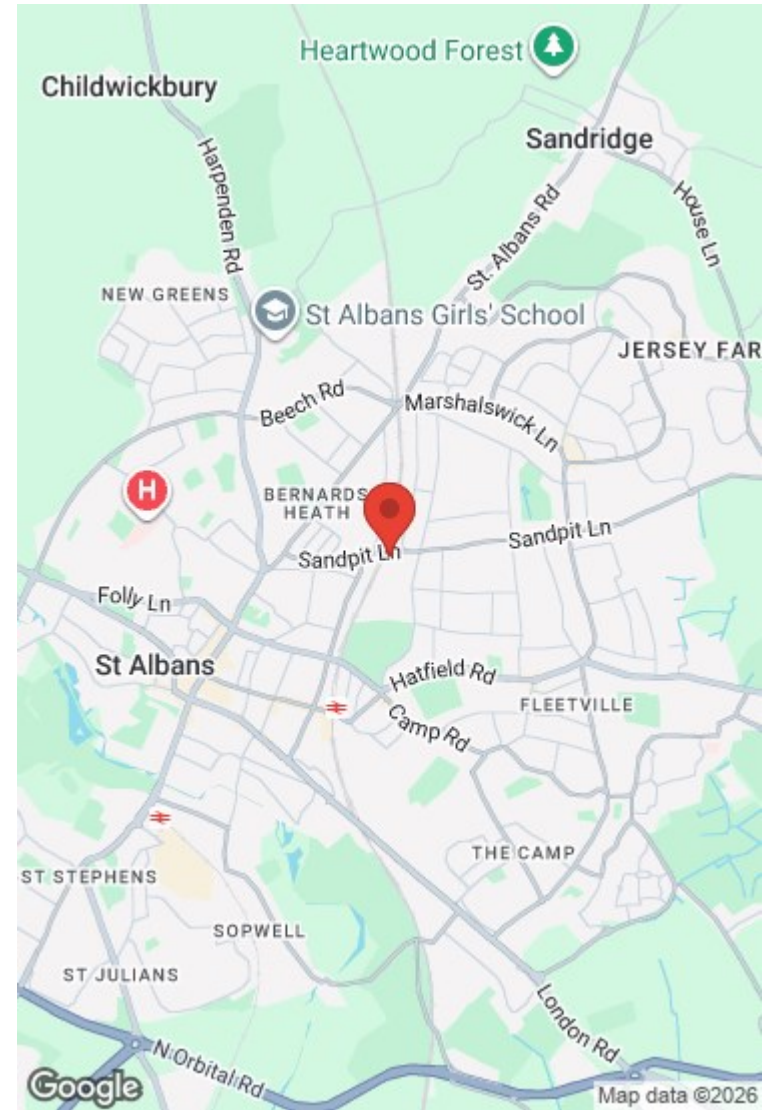
GROUND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.6 SQ.M.)



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  
Made with Metropix ©2017



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			
			83
		68	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.

16 London Road, St Albans, Hertfordshire, AL1 1NG  
Tel: 01727 581239 Email: [sales@spaceestates.com](mailto:sales@spaceestates.com)  
[www.spaceestates.com](http://www.spaceestates.com)