



1 St. Vincent Drive, St. Albans, AL1 5SL

Guide price £775,000 Freehold



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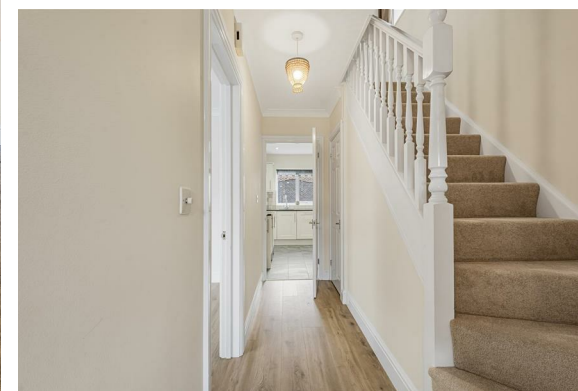
A modern three bedroom detached house offering bright, well-planned accommodation, a detached garage, driveway and no onward chain. There is excellent scope to reconfigure the interior to create a stylish kitchen/family/dining room, or potentially extend to the rear, side and into the loft (STPP).

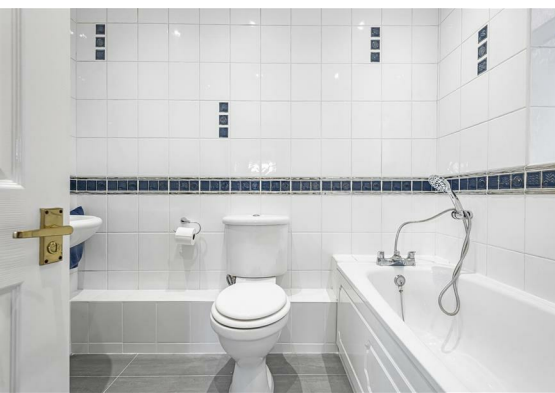
The welcoming entrance hall includes stairs to the first floor, an understairs storage cupboard and a cloakroom/WC. The spacious lounge features a fireplace and double connecting doors to the dual-aspect dining room, where French doors open onto the rear garden. Both rooms benefit from recently fitted Amtico flooring. The modern style fitted kitchen has granite worktops, integrated appliances and a door providing side access.

The first-floor landing has side windows, a storage cupboard and loft access. The generous principal bedroom offers built-in wardrobes, garden views and an en-suite shower room with a shower cubicle, basin and WC. Two further bedrooms have built-in storage and are served by a family bathroom with a bath, basin and WC.

Outside, the attractive frontage has a low brick wall and a pathway to the front door. The rear garden features a paved patio, a substantial lawn with planting and pathways along both sides of the house. A further path leads to the detached garage, accessed through a courtesy door. The garage has lighting, power points, eaves storage and an up-and-over door opening onto a block-paved driveway accessed via Foxcroft.

St Vincent Drive is close to sought-after local schools, including Cunningham Hill Infants/Junior, rated Outstanding, and Samuel Ryder, rated Good with Outstanding features by Ofsted. The mainline station, with services to St Pancras International, is within one mile.





ACCOMMODATION

Entrance Hall

Lounge

14'1 x 11'6 (4.29m x 3.51m)

Dining Room

11 x 11'2 (3.35m x 3.40m)

Kitchen

12 x 7'9 (3.66m x 2.36m)

WC

FIRST FLOOR

Bedroom 1

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

Ensuite

Bedroom2

9'7 x 10'6 (2.92m x 3.20m)

Bedroom 3

11 x 8'9 (3.35m x 2.67m)

Bathroom

OUTSIDE

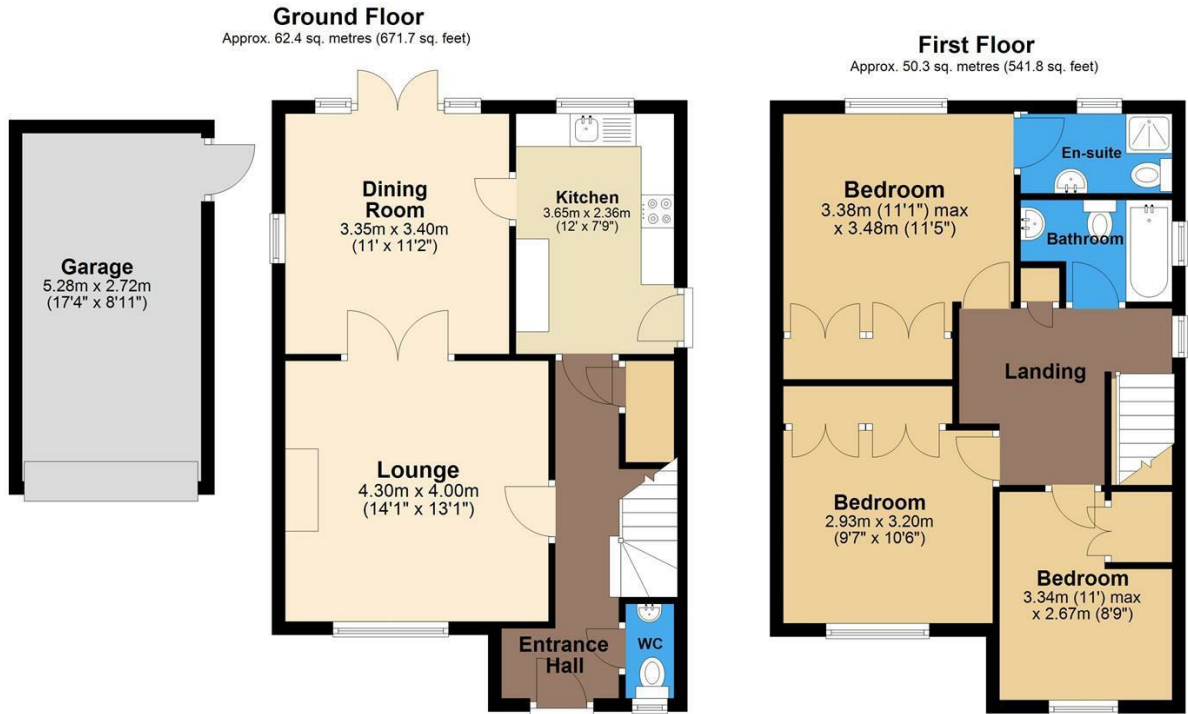
Front Garden

Rear Garden

Driveway, Garage

17' x 8'11 (5.18m x 2.72m)

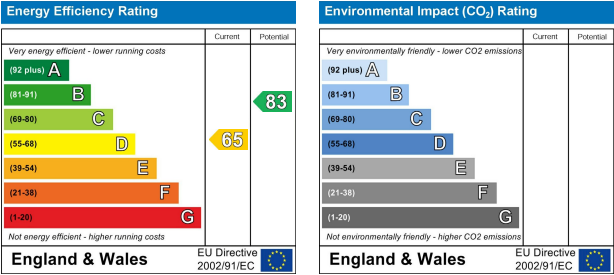
Floor Plan



Total area: approx. 112.7 sq. metres (1213.6 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.

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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