



## Snatchup

St. Albans, AL3 7HD

Well presented, three-bedroom home with a great south facing garden of circa 100 ft. Extended and refurbished to a good standard by our clients with scope to extend further (STPP). Benefiting from three reception rooms, two bathrooms and driveway. Just moments away from Redbourn Common and a short walk to the High Street. Well placed for schooling and easy access to Harpenden & St Albans.

**Guide price £625,000**

# Snatchup

St. Albans, AL3 7HD



- Three bedroom home
- Driveway with ample off-street parking
- Well placed for schooling
- South facing garden of circa 100 ft
- Scope for further extension (STPP)
- Moments from Redbourn Common
- Extended and refurbished
- Short walk to the High Street
- Council Tax Band D

Entrance Hall

Kitchen/Diner

27'8" x 9'2" (8.44 x 2.80)

Study

10'2" x 9'1" (3.10 x 2.79)

Shower Room

Living Room

21'4" x 12'7" (6.52 x 3.86)

Landing

Bedroom One

11'0" x 9'10" (3.37 x 3.01)

Bedroom Two

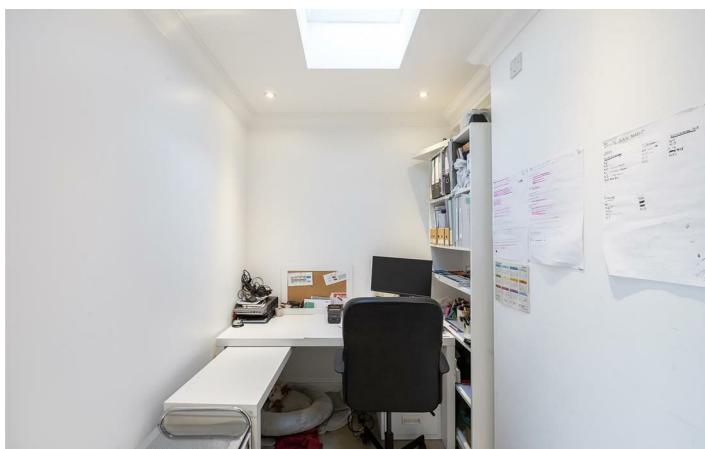
12'6" x 9'3" (3.83 x 2.84)

Bedroom Three

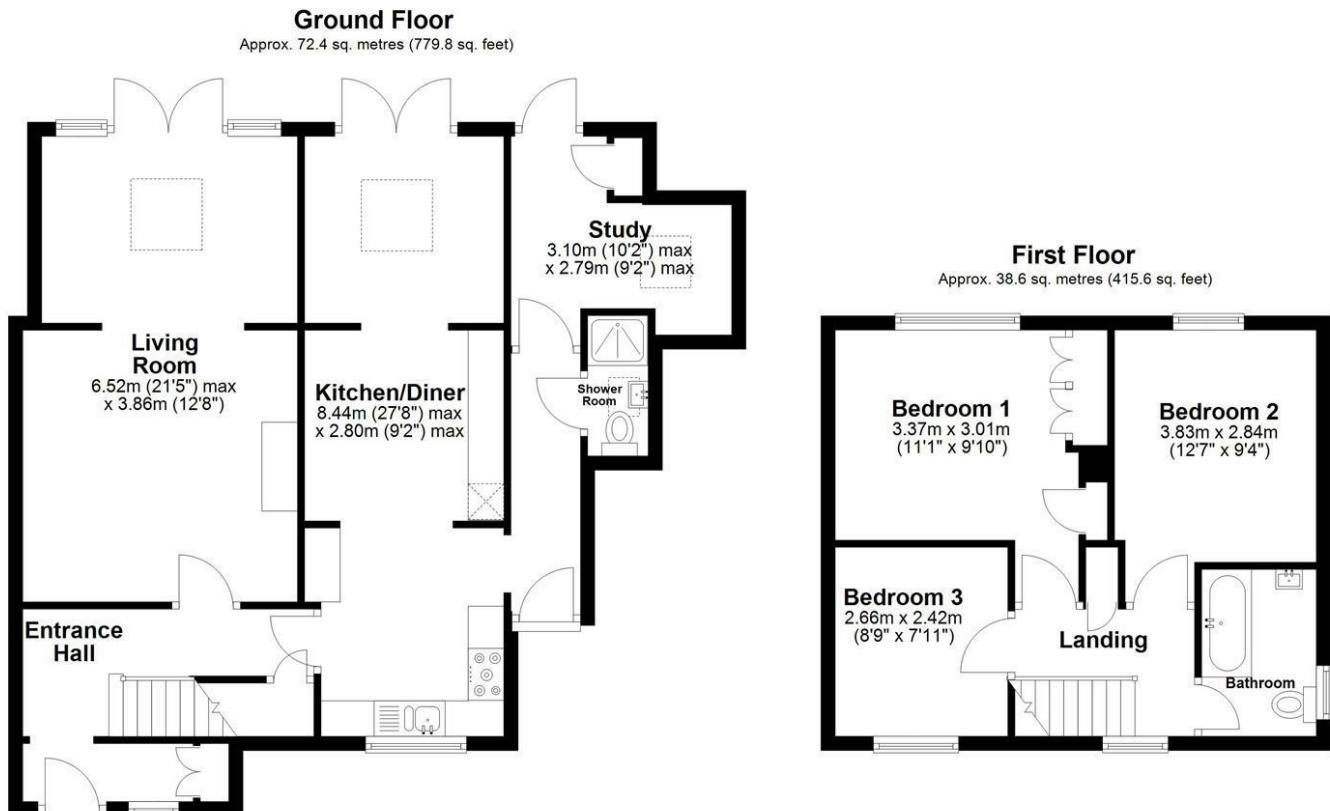
8'8" x 7'11" (2.66 x 2.42)

Bathroom





# Floor Plan



Plan produced using PlanUp.

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.

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			
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	