

32 Gorham Drive, St. Albans, AL1 2HP

Guide price £660,000 Freehold

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Paul Barker
ESTATE AGENTS

32 Gorham Drive

St. Albans, AL1 2HP

A bright, spacious and well-presented three-bedroom mid-terrace house.

An entrance porch and welcoming hallway lead into a generous bay fronted lounge with feature log burner, a beautiful modern integrated kitchen with breakfast bar, and access from both rooms into a large 150ft conservatory, currently used as a dining space.

Two steps up to a ground floor WC and then stairs up to the first floor landing and a principal double bedroom with built in storage, a second double and a good sized family bathroom with airing cupboard. Further stairs lead to the third double bedroom and stylish en-suite shower room.

Externally, the property features a stunning landscaped garden with the ample outbuildings, a hot-tub and side access to the front driveway and space for parking for a least 2 cars.

Gorham Drive is conveniently located close to a local shopping parade, popular primary schools, just 0.3 miles from the green space of New County Park and adjoining BXM / Bike Pump Track and is approx. 1 mile from St Albans City Centre and St Albans Abbey mainline train station to St Pancras International. The M25 & M1 motorway networks as also easily accessible.











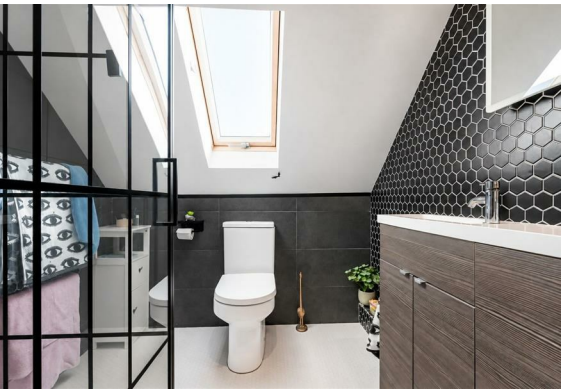














GROUND FLOOR

Porch

Hallway

Living Room
17'5" x 12'9" (5.31 x 3.90)

Kitchen
10'10" x 10'5" (3.32 x 3.18)

Conservatory
15'10" x 9'6" (4.85 x 2.90)

WC

FIRST FLOOR

Bedroom
12'6" x 10'6" (3.82 x 3.21)

Bedroom
10'5" x 10'5" (3.20 x 3.18)

Bathroom

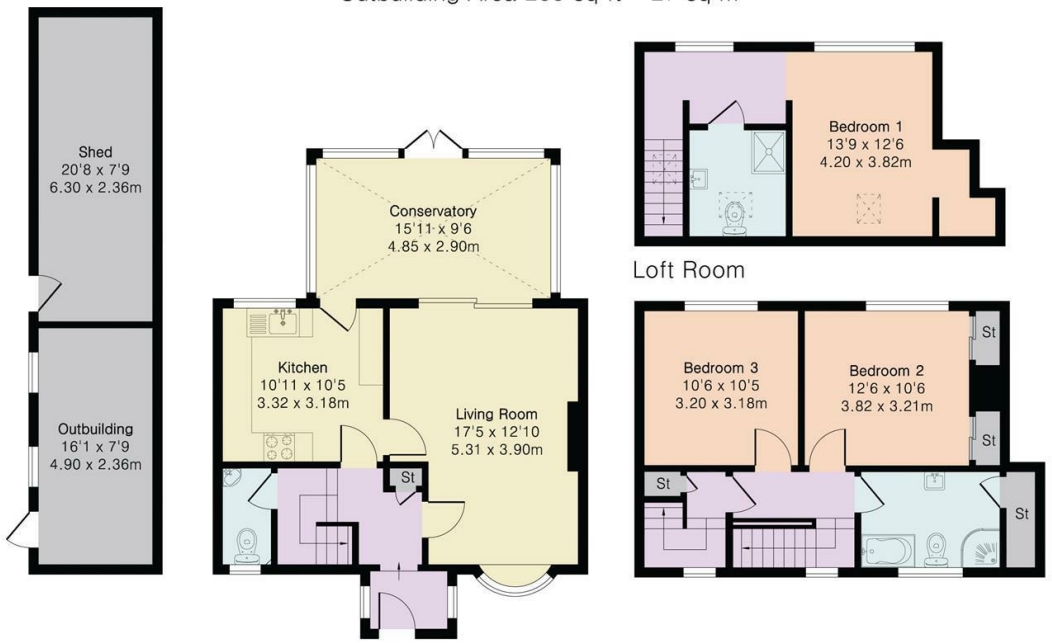
SECOND FLOOR

Bedroom
13'9" x 12'6" (4.20 x 3.82)

Ensuite shower room

Floor Plan

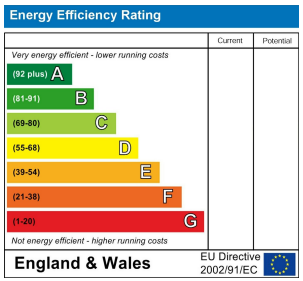
Approximate Gross Internal Area 1310 sq ft - 122 sq m
(Excluding Outbuilding)
Ground Floor Area 610 sq ft – 57 sq m
First Floor Area 436 sq ft – 40 sq m
Loft Room Area 264 sq ft – 25 sq m
Outbuilding Area 288 sq ft – 27 sq m

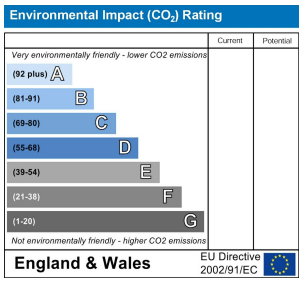


Area Map



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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