



Connells

Dellfield
St. Albans

Dellfield St. Albans AL1 5HB

For Sale offers in excess of
£499,950



Property Description

Connells St Albans are delighted to offer to the market this three-bedroom end of terrace family home that offers the exciting scope for extension, subject to the relevant planning consents.

To the ground floor accommodation, we have an entrance hallway, a spacious 19ft sitting/dining room, kitchen and a downstairs family bathroom. To the first floor, the property further benefits from a 13ft master bedroom with built in wardrobes, plus a further two generous sized bedrooms and an upstairs WC.

To the rear, there is a large garden predominantly laid to lawn with a raised patio area, plus storage sheds. The front garden is currently laid to lawn with many of the surrounding properties having converted this to driveway parking, subject to the local authorities granting permission.

Dellfield is ideally located close by to St Albans city mainline railway station with direct access into London St Pancras and the town centre which provides an excellent selection of shopping and leisure facilities.

Hallway

7' 11" max x 7' 2" max (2.41m max x 2.18m max)

Lounge

12' 8" max x 19' max (3.86m max x 5.79m max)

Kitchen

8' 2" max x 11' 5" max (2.49m max x 3.48m max)

Bedroom One

12' 1" max x 13' 1" max (3.68m max x 3.99m max)

Bedroom Two

12' 1" max x 6' 6" max (3.68m max x 1.98m max)

Bedroom Three

8' 2" max x 9' 6" max (2.49m max x 2.90m max)

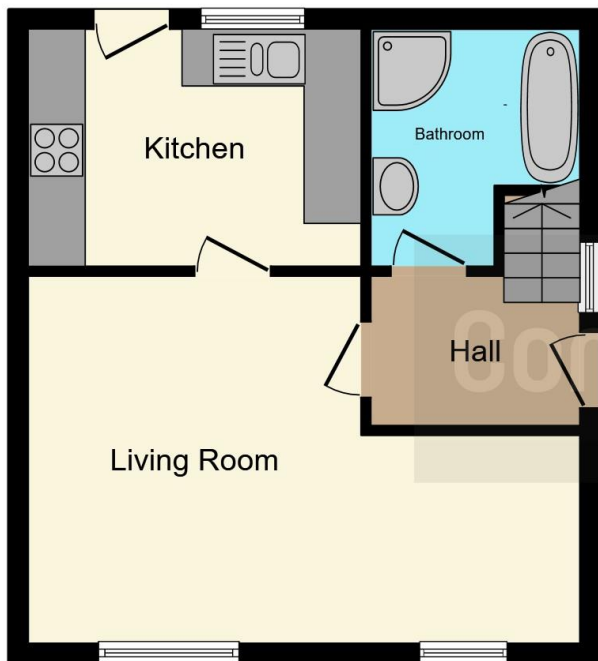
Wc

5' 1" max x 2' 11" max (1.55m max x 0.89m max)

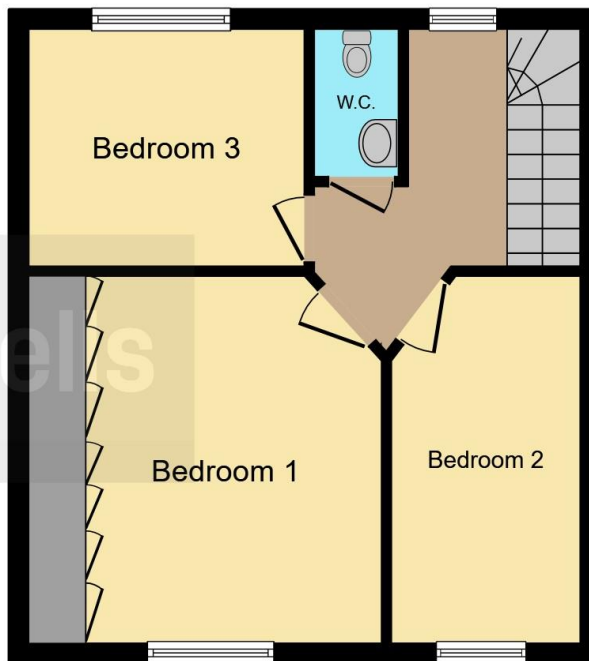
Bathroom

8' 2" max x 7' 6" max (2.49m max x 2.29m max)





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Chequer Street
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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/STA316735



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STA316735 - 0007