



5 Thirlmere Drive, St. Albans, AL1 5QS

Guide price £630,000 Freehold



5 Thirlmere Drive

St. Albans, AL1 5QS

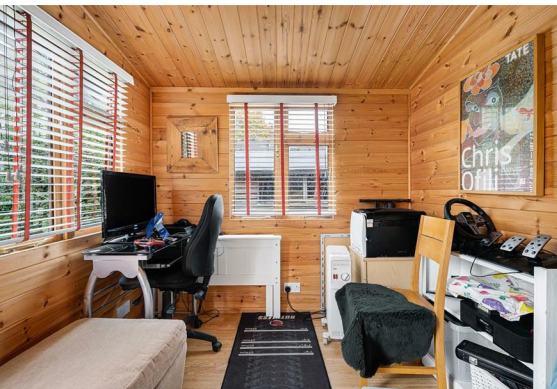
A well presented three bedroom semi-detached property in the Cell Barnes area of St Albans with potential to extend (subject to planning permission)

The front porch opens into a welcoming hallway with W/C, and into a large kitchen with underfloor heating, extended dining space and a bright and spacious living room featuring bi-folding doors onto the private rear garden. Stairs lead to the first floor landing and to into the three bedrooms and family bathroom which also has underfloor heating.

Externally, to the rear, the property features a 60ft south-west facing private, with patio, ideal for entertaining and lawned area where you will find a garden room that is suitable for home working. To the front is a private drive with space for two cars.

Thirlmere Drive is conveniently located close to the outstanding Cunningham Hill primary school, Samuel Ryder senior school, a parade of local shops, a number of local parks and approx. 1 mile to St Albans City Mainline Station with trains into St Pancras.





GROUND FLOOR

Hallway

WC

Living Room

18'2" x 12'5" (5.56 x 3.80)

Kitchen

17'7" x 12'0" (5.38 x 3.66)

Dining Room

12'5" x 9'3" (3.81 x 2.82)

FIRST FLOOR

Bedroom

12'5" x 10'3" (3.79 x 3.14)

Bedroom

10'2" x 8'5" (3.10 x 2.58)

Bedroom

8'5" x 8'2" (2.57 x 2.50)

Bathroom

EXTERNAL

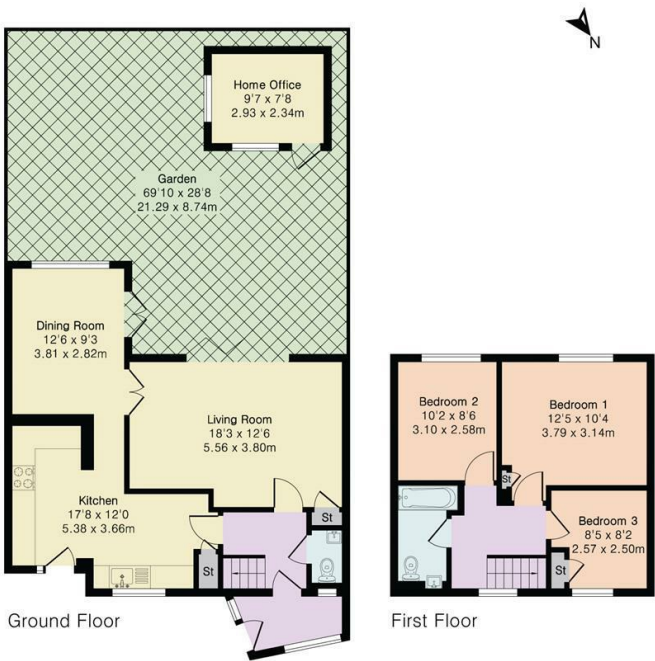
Garden

69'10" x 28'8" (21.29 x 8.74)

Floor Plan

Approximate Gross Internal Area 1069 sq ft - 100 sq m
(Excluding Outbuilding)

Ground Floor Area 654 sq ft – 61 sq m
First Floor Area 415 sq ft – 39 sq m
Outbuilding Area 74 sq ft – 7 sq m



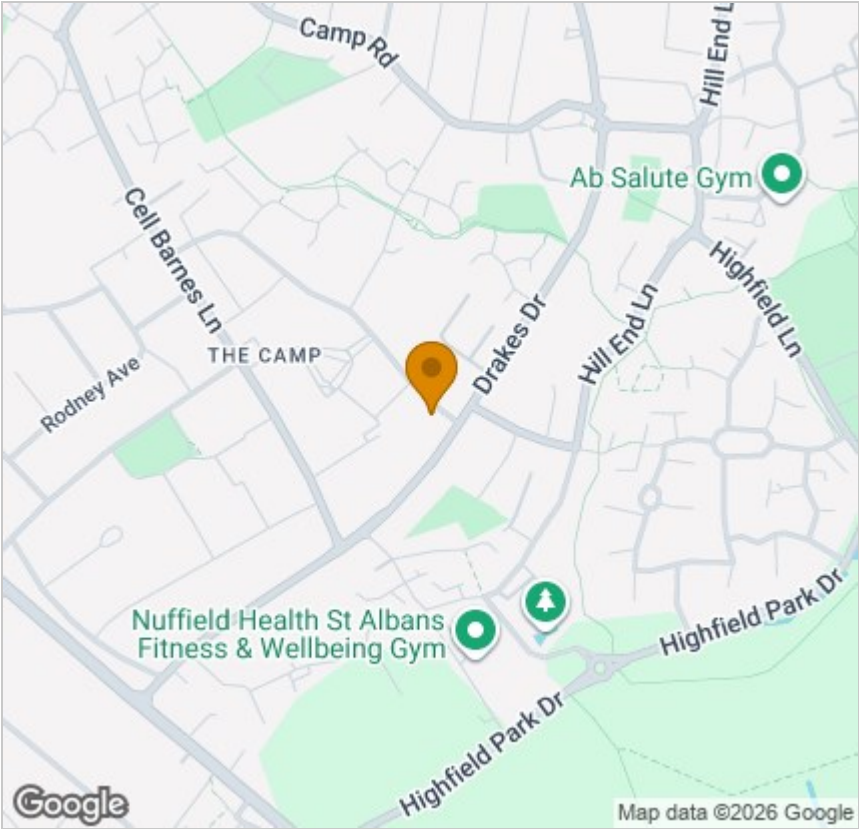
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

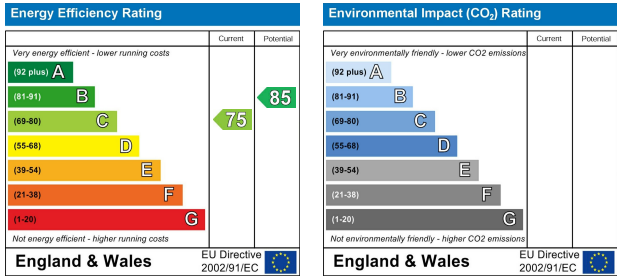
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS