



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

Guide price £825,000 Freehold



Paul Barker
ESTATE AGENTS

1 St. Vincent Drive

St. Albans, AL1 5SL

A modern style three bed detached house offering bright and well-planned accommodation. The property benefits from a detached garage, driveway and no onward chain and excellent scope for internal reconfiguration to create a stylish kitchen/family/dining room or possibly extending to the rear, side and to the loft (STPP).

The accommodation begins with a welcoming entrance hall with stairs to the first floor, a useful under storage cupboard, doors to rooms and a convenient cloakroom/WC. The bright and spacious lounge has a feature fireplace and double connecting doors leading through to a bright dual aspect dining room with French doors leading out to the rear garden. A further connecting door leads into the modern fitted kitchen with granite worktops and a range of integrated appliances. There is a further door giving access to the side.

The first-floor landing has windows to the side, a built-in storage cupboard and access to the loft. There is a generous principal bedroom with built in wardrobes, views of the garden and an en-suite shower room, comprising of a shower cubicle, basin and WC. The two further bedrooms benefit from built in storage, and serviced by a family bathroom with a bath, basin and WC.

Externally, there is a delightful frontage with a low-level brick wall and pathway leading to the front door. The rear garden enjoys a paved patio area leading to an impressive lawn with plants, a pathway leading along both sides of the house and a further pathway leading to the rear of the garden presenting a detached garage via a courtesy door. The garage benefits from light, power points, eaves storage and an up and over door to the front giving access to a blocked paved driveway via Foxcroft.

St Vincent Drive is close by to sought after local schools including Outstanding Cunningham Hill Infants/Junior and Samuel Ryder Ofsted rated Good with Outstanding features. The main line train station to St Pancras International is within 1 mile of the property.





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

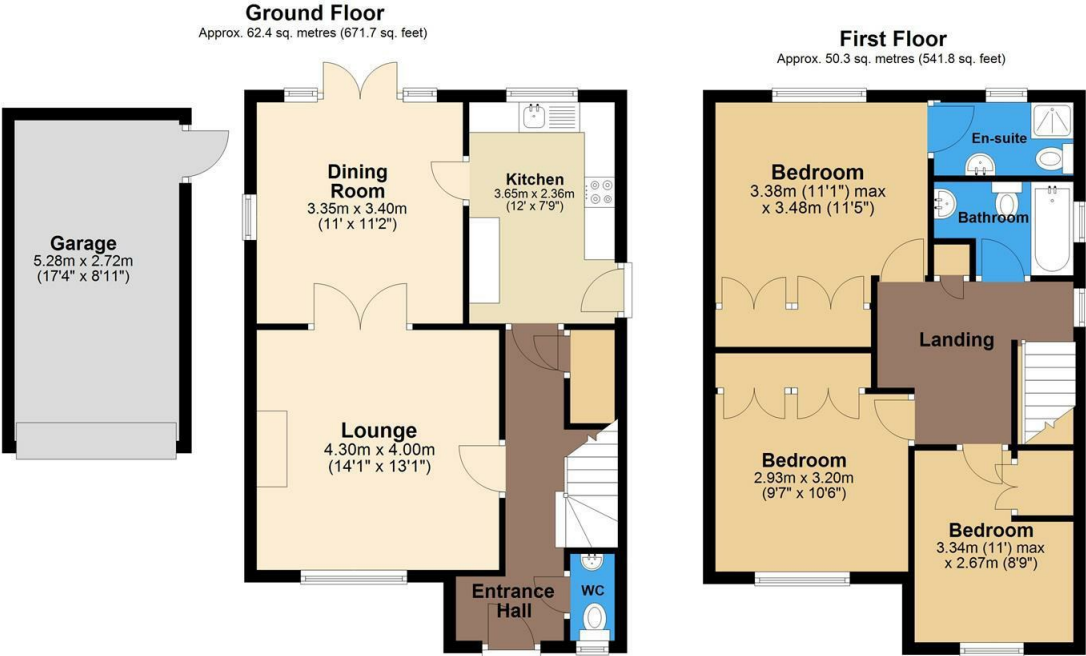
Rear Garden

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
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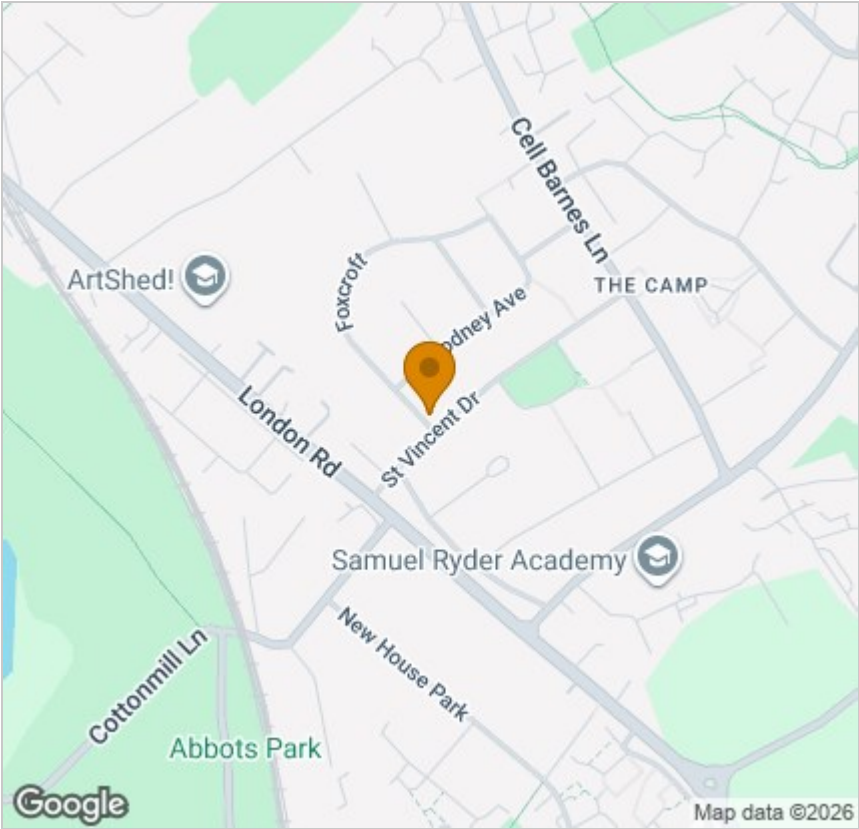
Viewing

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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Area Map



Energy Efficiency Graph

