



DRUCE
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35 Beresford Road
St. Albans, AL1 5NW
Guide Price £675,000

35 Beresford Road St Albans

A well maintained bright and airy 3 bedroom semi-detached house with impressive garden room/ home office in west facing 55ft rear garden.

In a family friendly residential area. close regarded schools and within easy reach of main line station into St Pancras International. There are a variety of restaurants shops and cafes close by.

The property enjoys a neutral décor throughout and the special feature of this property is the wonderful open plan 19ft x 22ft (L shaped) Kitchen / Dining / Conservatory overlooking well tended west facing rear garden.

There is an entrance hall, a bay fronted living room with original fireplace, 3 bedrooms on first floor, all with fitted wardrobe cupboards and a bathroom with white suite and shower cubicle.



GROUND FLOOR

Entrance Hall

Lounge

14' x 11'11 (4.27m x 3.63m)

Kitchen/ Dining Room

18'8 x 11'11 (5.69m x 3.63m)

Opening into :-

Conservatory

11' x 9'7 (3.35m x 2.92m)

Double doors to garden

FIRST FLOOR

Landing

Airing cupboard

Bedroom 1

12' x 11'5 (3.66m x 3.48m)

Fitted wardrobes

Bedroom 2

10'1 x 10' (3.07m x 3.05m)

Fitted wardrobes

Bedroom 3

8'3 x 7'9 (2.51m x 2.36m)

Fitted wardrobes

Bathroom

Panelled bath, wash hand basin, w.c. & shower cubicle

OUTSIDE

55 ' west facing rear garden with gate access

Garden Room/ Office

14'2 x 8'11 (4.32m x 2.72m)

With kitchen and w.c.

55 ft West Facing Rear Garden

approx 55 ft (approx 16.76m ft)

Lawned and fenced with gate access

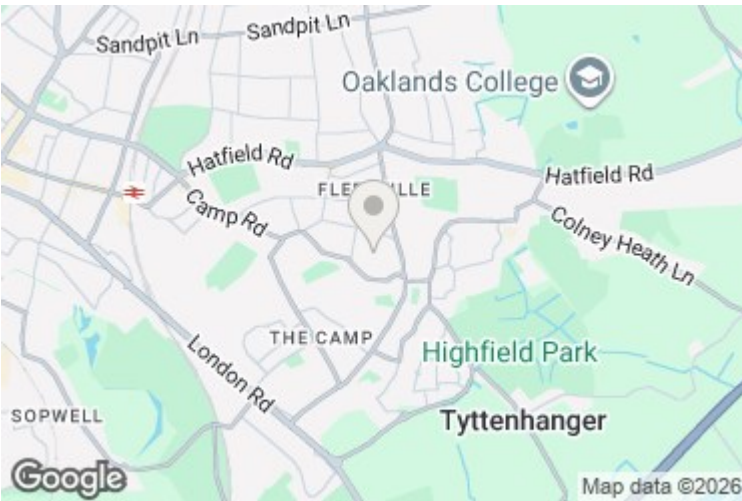
ALL MAINS SERVICES

EPC

Energy rating - E

Council Tax

Band - D £2306p.a

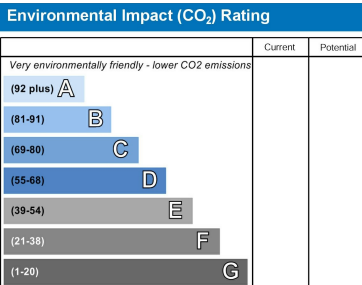
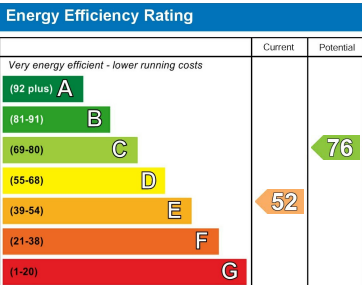


Agents Note

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Viewing

Through **Druce & Partners**, Telephone: **01727 855232** Email: **sales@druce-partners.co.uk**





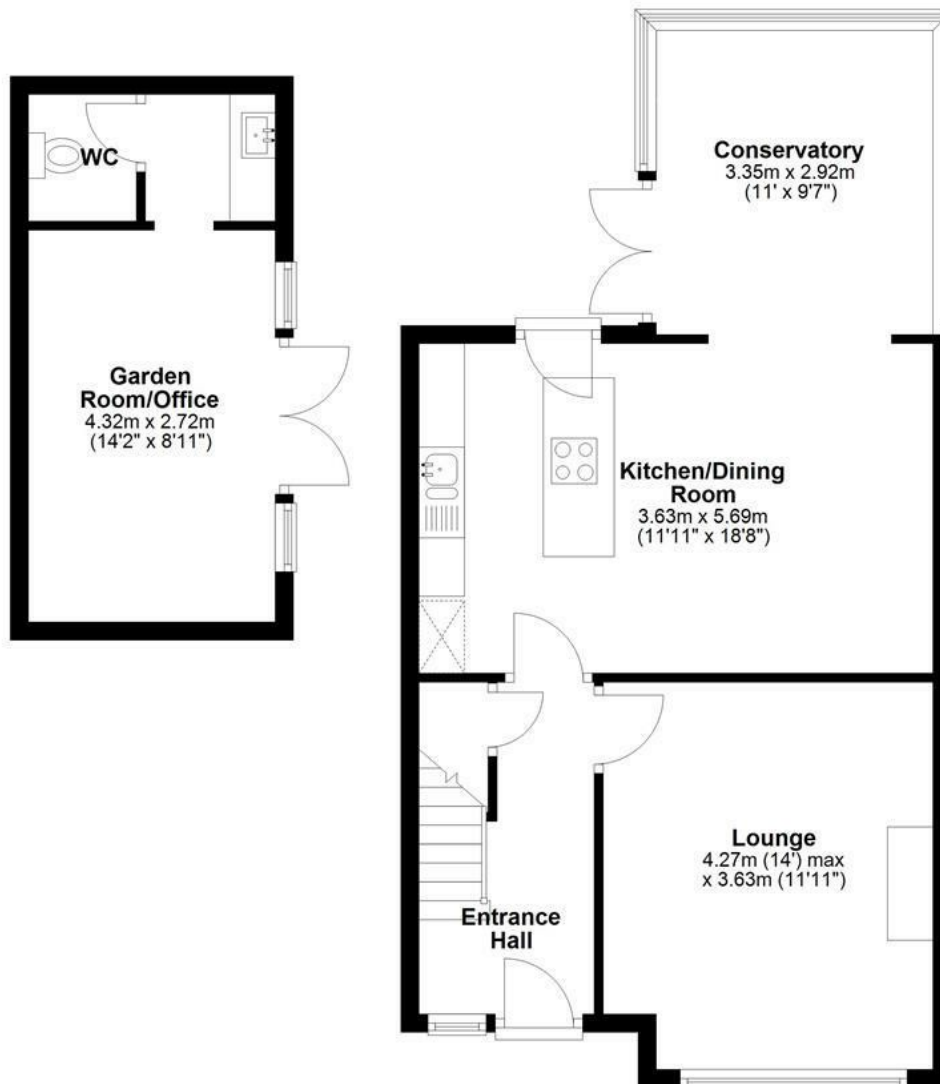






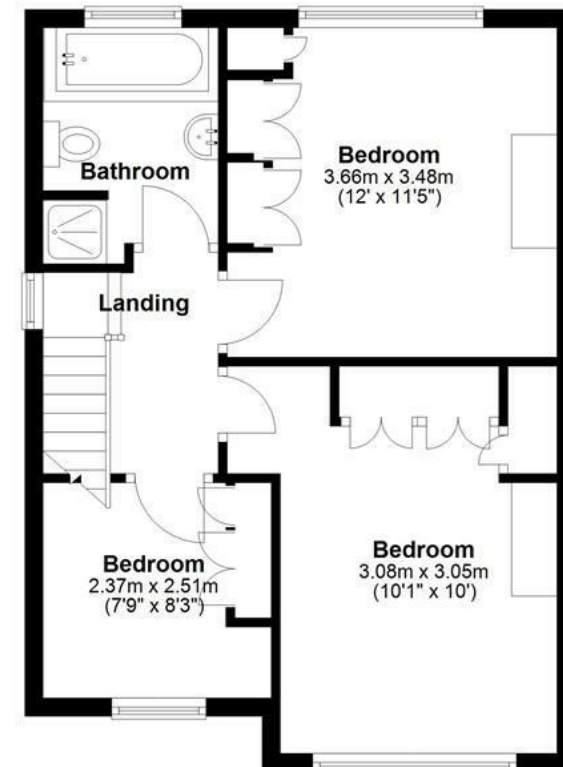
Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 113.2 sq. metres (1218.1 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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