



Radlett Road, Frogmore, St Albans, AL2 2LB

Guide price £400,000





## Radlett Road, Frogmore, St Albans, AL2 2LB

### EXTENSIVE MODERNISATION REQUIRED

Offered for sale with NO UPPER CHAIN is this three bedroom semi-detached house enjoying a wonderful mature rear garden. The property offers scope to extend subject to the necessary planning permissions.

Radlett Road is conveniently located in the Frogmore area of the city and provides excellent access to the major motorway links. St Albans city centre and its wide range of shopping and leisure facilities is only a short driveway as is the nearby village of Radlett.





ACCOMMODATION

Entrance  
Front door opening into:

Entrance Porch  
Door into:

Entrance Hall

Living Room 11'1 max 13'0 (3.38m max 3.96m)

Dining Room 16'1 x 13'0 (4.90m x 3.96m)

Kitchen / Breakfast Room 13'0 x 8'5 (3.96m x 2.57m)

FIRST FLOOR

Landing

Bedroom One 11'11 x 12'5 (3.63m x 3.78m)

Bedroom Two 9'0 x 12'5 (2.74m x 3.78m)

Bedroom Three 7'0 x 8'5 (2.13m x 2.57m)

Bathroom 6'0 x 5'0 (1.83m x 1.52m)

EXTERIOR

Front  
Driveway providing off street parking.

Detached Garage 16'0 x 12'0 (4.88m x 3.66m)

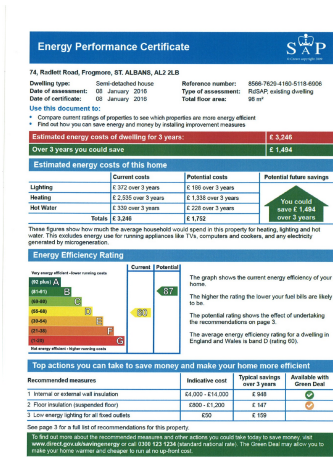
Storage

Rear Garden  
A real feature of this property is this large L shaped mature rear garden which enjoys a south westerly aspect.

Viewing Information  
BY APPOINTMENT ONLY THROUGH  
PUTTERILLS, THROUGH WHOM ALL  
NEGOTIATIONS SHOULD BE CONDUCTED.

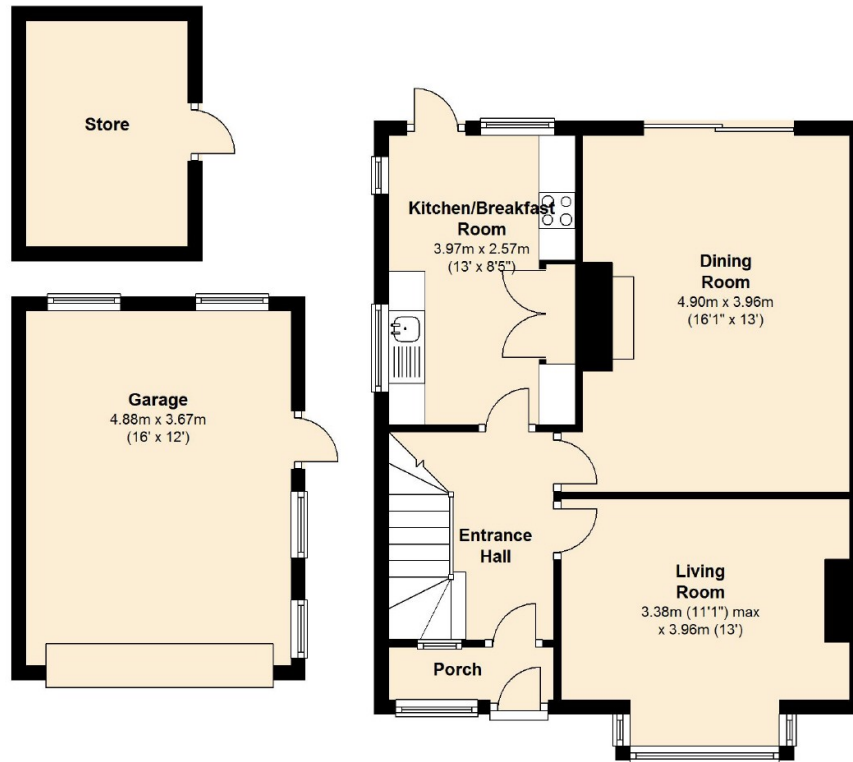
Environmental Impact Rating  
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The

higher the rating, the less impact it has on the environment.



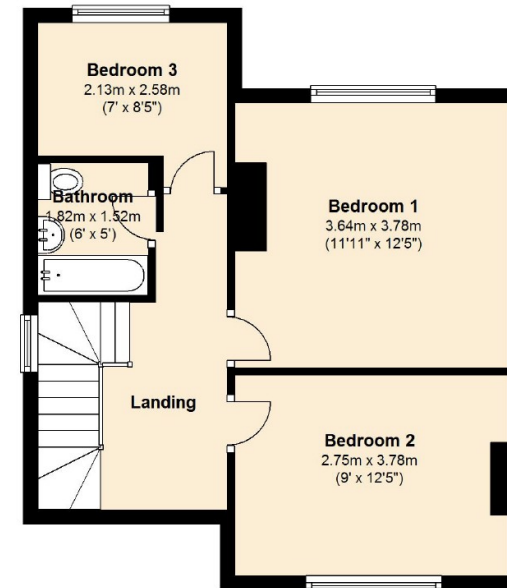
### Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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