



North Cottages, St Albans, AL2 1AW

Price £435,000



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This three bedroom end of terrace house is offered for sale with the added benefit of planning permission for a substantial two storey extension. The property enjoys a large front garden which offers the scope to be changed into a driveway and there is a mature rear garden which extends in excess of 90ft.

On the ground floor the current accommodation provides entrance hall, living room, separate dining room and kitchen. Moving up to the first floor there are three bedrooms and a bathroom.

North Cottages is located at the top end of Shenley Lane conveniently positioned to provide easy access to the major motorway networks and within a short drive of both St Albans city centre and the Colney Fields Retail Park.

ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Stairs to first floor, radiator, doors to:

Kitchen 8'3 x 8'1 (2.51m x 2.46m)

A range of base units, window to side, sink with mixer tap, space for cooker, wall mounted boiler, doorway to additional storage areas.

Living Room 14'6 x 10'6 (4.42m x 3.20m)

Radiator, window to front, laminate wood flooring.

Dining Room 12'5 x 7'11 (3.78m x 2.41m)

Radiator, window to rear, laminate wood



flooring.

FIRST FLOOR

Landing

Access to loft.

Bedroom One 14'6 x 10'6 (4.42m x 3.20m)

Dual aspect windows to front and side, radiator, storage cupboard.

Bedroom Two 14'4 max x 12'5 max (4.37m max x 3.78m max)

L shaped room, windows to front and rear, radiator.

Bedroom Three 8'3 x 8'1 (2.51m x 2.46m)

Window to rear, radiator, picture rail.

Bathroom

Washbasin, wc, bath with mixer tap, window to rear, radiator, spotlights.

EXTERIOR

Front

To the front of the property is a good size garden which offers scope subject to the necessary approvals to provide a driveway.

Rear Garden

The rear garden extends in excess of 90ft, extensive lawn area, mature hedges.

Parking

Located at the front of the property is a parking area for residents to use.

Agents Note

The property benefits from planning permission for a substantial two storey extension, full plans can be viewed online at St Albans District Council planning portal, planning reference: 5/2014/2130. The approval is valid until October 2017.

Viewing Information

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

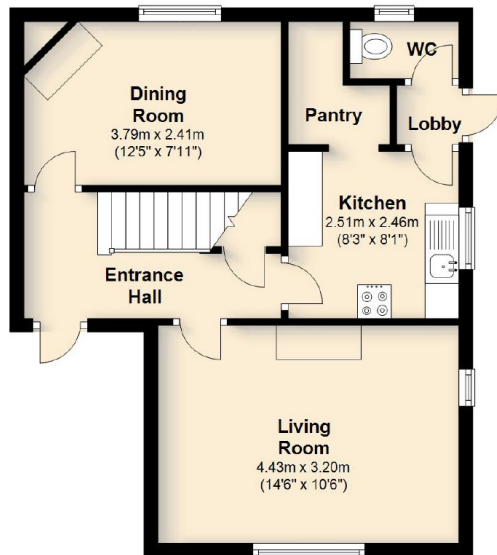
Environmental Impact Rating

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.



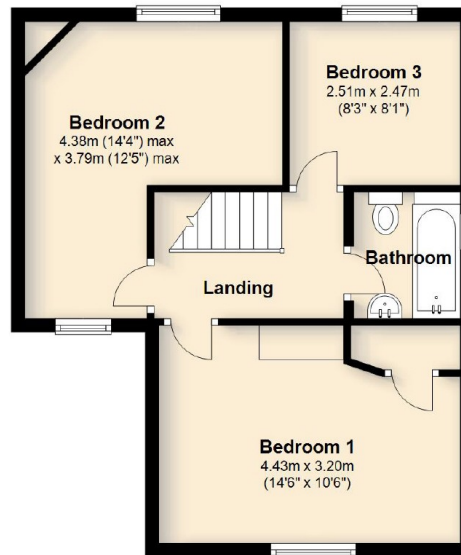
Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



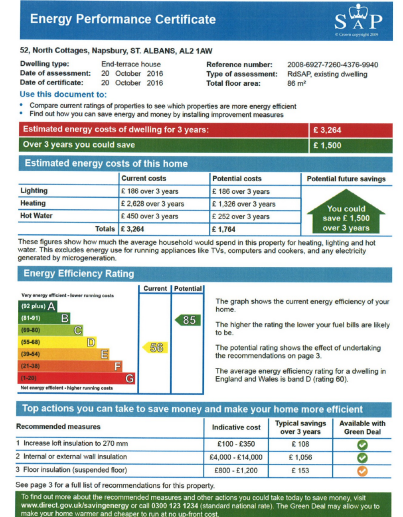
First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



Total area: approx. 85.3 sq. metres (917.6 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



Tel: 01727 898150

37 Chequer Street

St Albans

Herts

AL1 3YJ

Email: stalbands@putterills.co.uk

www.putterills.co.uk

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