



Gorham Drive, St Albans, AL1 2HU
Guide price £625,000



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Enjoy living in this four bedroom extended semi-detached property providing well planned family accommodation arranged over three floors.

On the ground floor there is a welcoming entrance hall, cosy living room and useful separate playroom. At the rear, there is an open plan kitchen / diner overlooking a well tendered garden. On the first floor there are three bedrooms and a spacious family bathroom. Moving onto the second floor, there is a wonderful master suite which is a spacious bedroom with a dressing area and contemporary shower room.

Externally, there is a driveway to the front providing off street parking, a single garage to the side of the house and a garden at the rear with a spacious patio and lawn.

Gorham Drive forms part of an established residential area close to local schooling, local shopping parade and within easy reach of St Albans city centre and the mainline station.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Porch

Open access into:

Entrance Hall

Coat hanging space, radiator, staircase to first floor, radiator, doors to:

Living Room 13'4 x 11'1 (4.06m x 3.38m)

Bay window to front, feature fireplace, radiator.

Play Room 11'5 x 8'0 (3.48m x 2.44m)

Vaulted ceiling, velux window, radiator, door to garden, utility cupboard providing space for washing machine.

Cloakroom

Low level wc, washbasin, chrome radiator, window to front.

Kitchen / Dining Room 19'9 x 10'0 (6.02m x 3.05m)

Range of wall, base and drawer units, work surface over, inset sink with mixer tap, gas hob, double oven under, light and filter unit over, space for dishwasher, two radiators, additional built in storage cupboards, window to rear, double doors to garden.

FIRST FLOOR

Landing

Window to side, staircase to second floor, doors to:

Bedroom Two 12'7 x 11'11 (3.84m x 3.63m)

Double bedroom, radiator, window to front, fitted triple wardrobe.

Bedroom Three 11'11 x 10'0 (3.63m x 3.05m)

Double bedroom, radiator, window to rear.



Bedroom Four 9'7 x 6'8 (2.92m x 2.03m)
Single bedroom, radiator, window to front.

Bathroom

White suite, wc, pedestal washbasin, bath with mixer tap and shower over, radiator, extractor, window to side and rear, storage cupboard.

SECOND FLOOR

Landing

Window to side with views of St Albans Cathedral, further velux for natural light, door to:

Master Bedroom 15'3 x 12'6 (4.65m x 3.81m)

Impressive double bedroom, window to rear, two velux to front, radiator, dressing area with fitted wardrobes and drawers, recess bookshelves.

En-Suite Shower Room

Stylish suite, low level wc, washbasin with vanity storage, tiled shower cubicle, chrome radiator, window to side, spotlights, shaver socket, extractor.

EXTERIOR

Front

Driveway providing off street parking.

Garage 16'4 x 7'10 (4.98m x 2.39m)

Single garage with up and over door, door to garden.

Rear Garden

Patio area, lawn, shrubs and plants.

Viewing Information

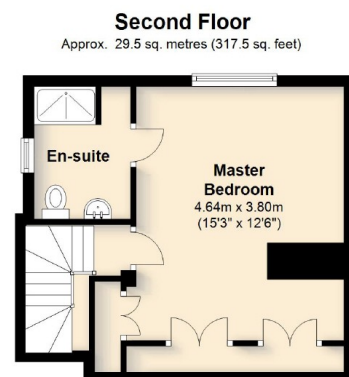
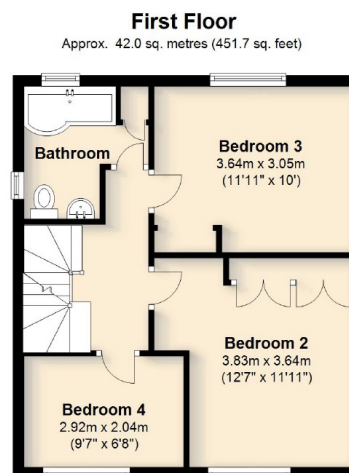
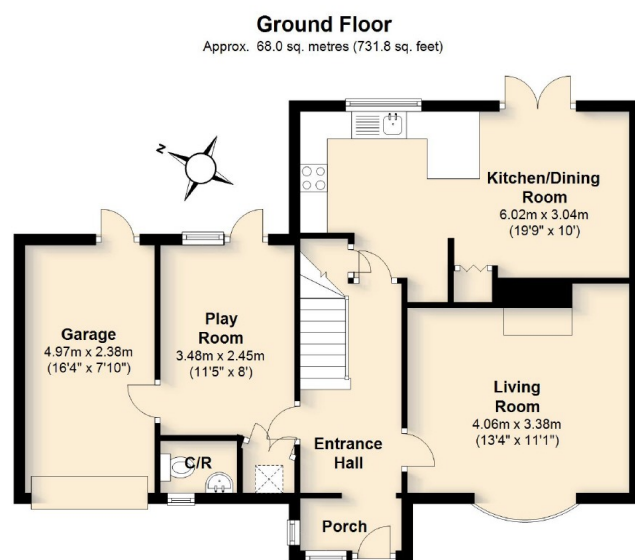
BY APPOINTMENT ONLY WITH
PUTTERILLS, THROUGH WHOM ALL
NEGOTIATIONS SHOULD BE CONDUCTED.

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.

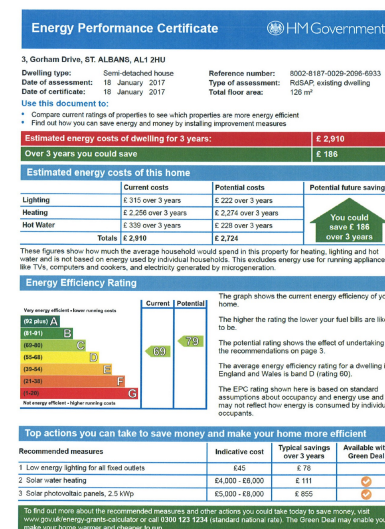






Total area: approx. 139.4 sq. metres (1501.0 sq. feet)

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



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