



Upper Heath Road, St Albans, AL1 4DN

Price £525,000



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Located in the heart of the popular Bernards Heath area is this delightful two bedroom character residence.

This property enjoys attractively presented living accommodation throughout that includes a living room, dining room, a refitted first floor bathroom and a separate shower room and utility downstairs.

Outside there is a pleasant courtyard style garden to rear.

Upper Heath Road is conveniently located within walking distance of both the mainline railway station and the main city centre with its wide variety of shopping and leisure facilities.



ACCOMMODATION

Living Room 11'10 x 10'8 (3.61m x 3.25m)

Double glazed Georgian style bow window to front, panelled door to front, fireplace, recess spotlights, double radiator, stairs rising to first floor.

Dining Room 13'6 x 11'11 (4.11m x 3.63m)

Sash window to rear, double radiator, recess spotlights, storage cupboard.

Kitchen 11'1 x 7'8 (3.38m x 2.34m)

Panelled door to side, a comprehensive range of wall and base mounted units with wooden work surfaces over, inset sink unit, built in oven and hob, wood laminate flooring, recess spotlights.

Utility / Shower Room

Window to rear, tiled shower cubicle, low level wc, wash handbasin, plumbing for washing machine, partly tiled walls, heated towel rail.

FIRST FLOOR

Landing

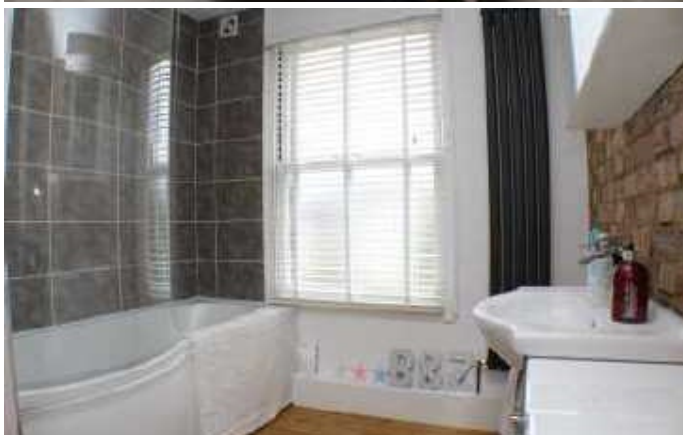
Access to loft space, white panelled doors.

Bedroom One 11'10 x 10'7 (3.61m x 3.23m)

Sash window to rear, single radiator, feature fireplace, over stairs storage cupboard.

Bedroom Two 11'10 x 10'8 (3.61m x 3.25m)

Sash window to front, single radiator, storage cupboard.



Bathroom

(accessed off Bedroom One)

Sash window to rear, suite comprising of shaped panel bath with mixer tap, separate shower over, low level wc, vanity unit wash handbasin, cupboard housing central heating boiler, wooden floor.

EXTERIOR

Rear Garden

Courtyard style garden with patio area.



Viewing Information

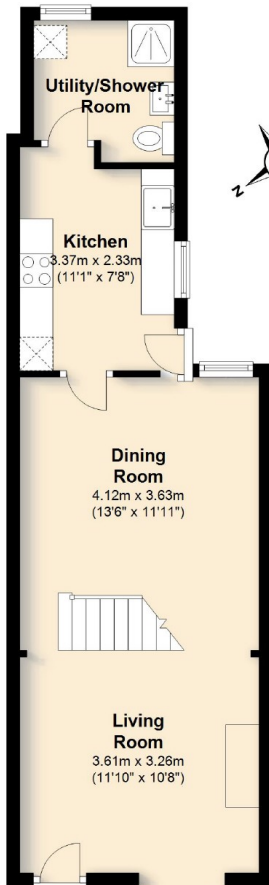
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.

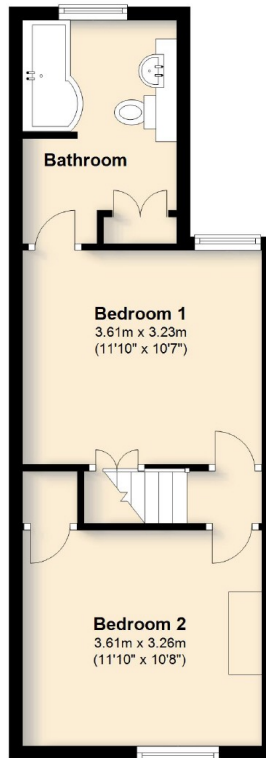
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



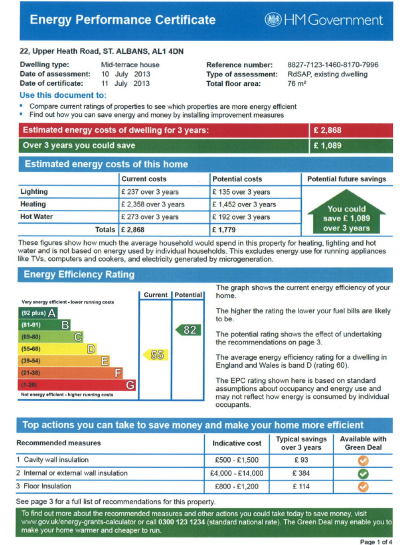
First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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



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