



Whitecroft, St Albans, AL1 1UU

Price £435,000



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Located in a popular family friendly area is this three bedroom terraced home.

On the ground floor there is a cloakroom and an entrance hall opening into a dining room with an adjoining modern fitted kitchen, there is also a living room and conservatory which both overlook a south facing rear garden.

On the first floor there are two double bedrooms, a single bedroom and a stylish re-fitted bathroom suite.

Externally, there are easy to maintain gardens to the front and rear and a single garage en-bloc.

Whitecroft is conveniently located on the southeast side of St Albans city centre close to well regarded schooling and within easy reach of St Albans city centre and the mainline station. The property is ideally placed to provide easy



ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Storage cupboard, doors to:

Cloakroom

Wash handbasin, wc, window to front.

Dining Room 12'10 x 9'9 (3.91m x 2.97m)

Window to front, radiator, staircase to first floor, door to:

Kitchen 12'10 x 7'4 (3.91m x 2.24m)

Range of wall, base and drawer units, sink with mixer tap, space for Range cooker, light and filter unit over, space for washing machine, space for dishwasher, space for fridge freezer, window to front.

Living Room 17'2 x 11'10 (5.23m x 3.61m)

Radiator, window to rear, door to conservatory and garden

Conservatory 9'9 x 7'10 (2.97m x 2.39m)

UPVC conservatory overlooking the garden.

FIRST FLOOR

Landing

Three storage cupboards, radiator, doors to:

Bedroom One 11'10 x 9'11 (3.61m x 3.02m)

Double bedroom, radiator, window to rear, built in cupboards.



Bedroom Two 9'11 x 9'9 (3.02m x 2.97m)

Double bedroom, radiator, window to front.

Bedroom Three 8'6 x 7'3 (2.59m x 2.21m)

Single bedroom, radiator, window to rear.

Bathroom

White suite, wc, washbasin with vanity storage, bath with mixer tap and shower over, recess mirror, tiled walls, chrome radiator, window to front.

EXTERIOR

Front Garden

Easy to maintain front garden, pathway leading to front door.

Rear Garden

South facing garden, patio, lawn, gated rear access.

Garage

Single garage located in a nearby block.

Viewing Information

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

Environmental Impact Rating

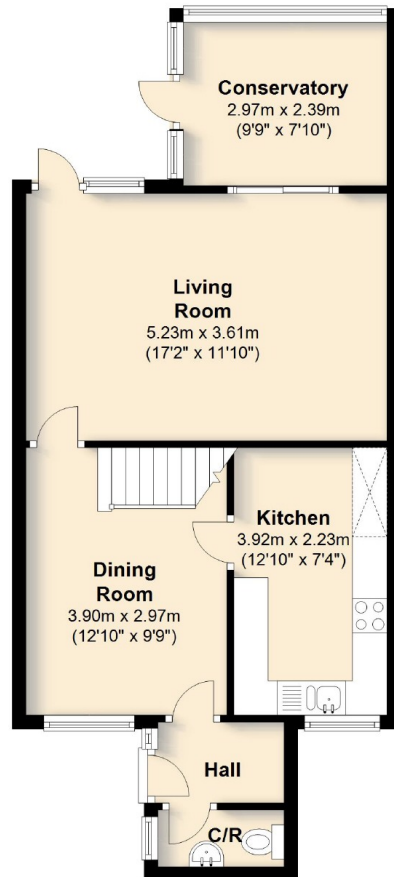
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





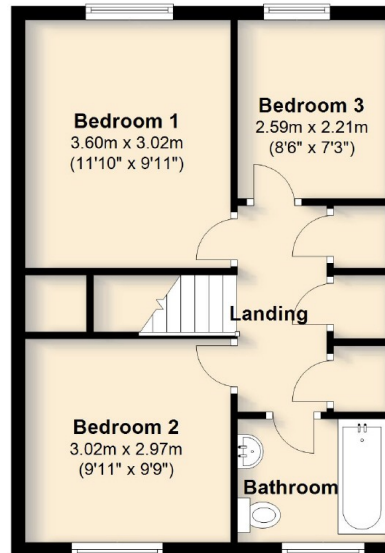
Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



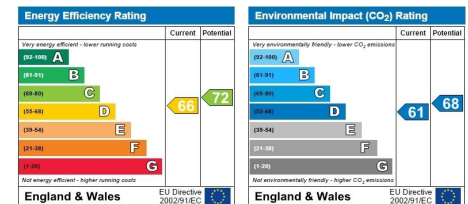
First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 91.7 sq. metres (987.4 sq. feet)

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



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