



Bedford Road, St Albans, AL1 3BH

Price £550,000



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Enjoy living in this charming two bedroom character residence that enjoys accommodation arranged over three floors.

This property has an impressive kitchen / breakfast room with doors opening out onto a decked courtyard garden, a large 25ft long living / dining room, whilst on the first floor there are two good size bedrooms and a bathroom.

Bedford Road is conveniently located between the city centre and the mainline railway station and is ideal for both a commuter and anyone wanting to appreciate the benefits of the main shopping and leisure facilities.



ACCOMMODATION

Lounge 25'0 x 12'4 (7.62m x 3.76m)

Dining Room

Window to rear, sash style single glazed, door leading to staircase to first floor, radiator, solid wood flooring.

LOWER GROUND FLOOR

Kitchen / Breakfast Room 11'8 x 12'4 (3.56m x 3.76m)

A stylish and modern, fully fitted kitchen with a range of wall and base mounted units with granite work surfaces, one bowl sink drainer, electric oven, four ring gas hob, stainless steel cooker hood, space for washing machine and dishwasher, space for fridge and freezer, radiator, inset down lighters, double glazed door leading out onto garden.

FIRST FLOOR

Landing

Stairs from ground floor with doors leading into bedroom one, bedroom two and bathroom.

Bedroom One 11'1 x 8'10 (3.38m x 2.69m)

Sash style single glazed window to front, full length double built in wardrobe, radiator, loft access, open cast iron fireplace.

Bedroom Two 9'4 x 9'0 (2.84m x 2.74m)

Single glazed sash style window to rear, full length double built in wardrobe, radiator, airing cupboard.



Bathroom

A three piece white, modern bathroom suite comprising chrome fittings to include, wash handbasin, bath with power shower above, low level WC, part tiled, chrome towel radiator, tiled flooring, extractor fan.

EXTERIOR

Studio 5'1 x 7'8 (1.55m x 2.34m)

Located in the rear garden, Ideal home office, single glazed window to front, power, light, telephone point, electric wall mounted heater, spotlights to ceiling.

Rear Garden

South facing, fully decked landscaped rear garden to include outside tap and lights, flowerbeds.

Viewing Information

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

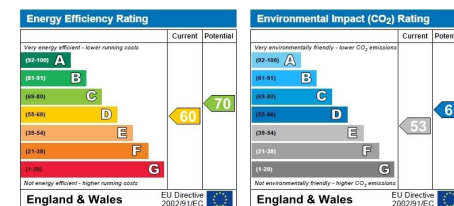
Environmental Impact Rating

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.



Total area: approx. 73.0 sq. metres (785.5 sq. feet)

Sketch layout only. The plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.



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