



Cavendish Road, St Albans, AL1 5EE

Price £475,000



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Enjoy living in this well presented three bedroom cottage located on the east side of St Albans.

The property briefly comprises, bright open plan living/dining room, a stylish kitchen, modern bathroom and a utility cupboard.

Externally to the rear of the property, there is a patio and laid to lawn garden surrounded by shrubs and flowers.

Cavendish Road is conveniently located within walking distance of the mainline railway station and there are a range of shopping facilities close by. There is also excellent schooling close by.



ACCOMMODATION

Entrance

Front door opening into:

Living / Dining Room 24'3 max x 11'1 max (7.39m max x 3.38m max)

Original sash bay fronted window to front, double radiator, feature fireplace, original sash window to rear, double radiator, under stairs storage, stairs to first floor.

Kitchen 9'10 x 6'4 (3.00m x 1.93m)

Double glazed window to side, full range of wall and base mounted units with work surfaces over, splash back tiles, sink with mixer tap, integrated Zanussi cooker, gas hob, electric oven, light and filter unit over, Victorian style floor tiles, space for fridge/freezer and dishwasher.

Bathroom

Grey and white suite, partly tiled, bath with shower over, shower screen, wash hand basin, low level WC, chrome heated towel rail, frosted double glazed window to side and rear.

Utility

Housing boiler and tumble dryer, door to side opening out to garden.

FIRST FLOOR

Landing

Airing cupboard, loft access, doors to:

Bedroom One 11'1 x 11'1 (3.38m x 3.38m)

Original sash window to front, radiator, feature fireplace, built in wardrobe.



Bedroom Two 11'1 x 5'10 (3.38m x 1.78m)

Original sash window to rear, radiator.

Bedroom Three 9'11 x 6'4 (3.02m x 1.93m)

Double glazed sash window to rear, radiator.

EXTERIOR

Front garden

Walled to front with pathway to front door.

Rear garden

There is a patio and lawn surrounded by shrubs and flowers, outside water tap, side access.

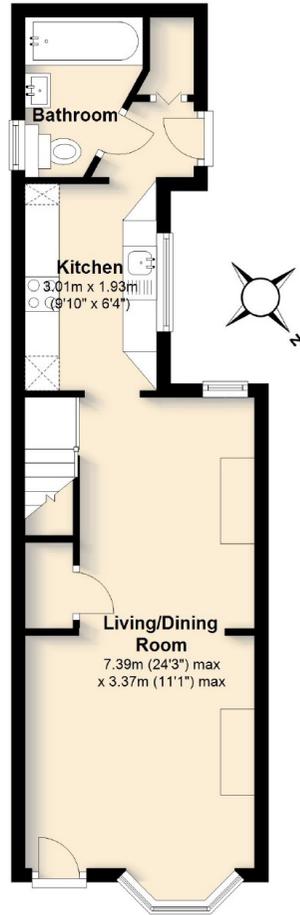
Viewing Information

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. 35.2 sq. metres (379.0 sq. feet)

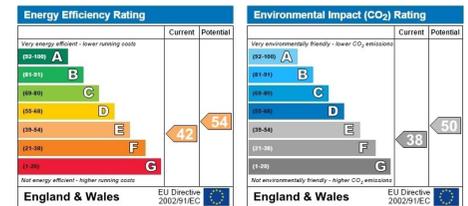


First Floor
Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 64.3 sq. metres (691.7 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: stalbans@putterills.co.uk
www.putterills.co.uk

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