



Laybrook, St Albans, AL4 9NJ
Offers in excess of £500,000



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A very well presented three bedroom end of terraced house in close proximity to the excellent local schooling. This spacious house benefits from a large lounge/diner, kitchen, utility room and a downstairs w/c on the ground floor. Upstairs there are three good sized bedrooms and a modern family bathroom. Externally includes off road parking for up to four cars and a lovely rear garden.

Laybrook is located within walking distance of highly regarded schools including Wheatfields junior and infant school as well as Sandringham secondary school. The main city centre with its wider range of shopping and leisure facilities is only a short drive away.

Planning permission has also been approved for a rear single-story extension and loft conversion including rear-facing dormer. Planning Ref. 5826366.



ACCOMMODATION

Entrance

Front door leading to:

Entrance Hall

Laminated flooring, radiator, entrance to kitchen, utility room, W/C and lounge diner.

Utility Room

Radiator, roll top work surfaces with stainless steel sink, single glazed window to front, plumbing for washing machine, tumble dryer, boiler.

Kitchen 10'10 x 9'10 (3.30m x 3.00m)

Ceramic tiled floor, double glazed window to front, splash back tiling, roll top work surfaces with wall and base units, stainless steel sink, plumbing for dishwasher, built in fridge/freezer, electric hob with extractor fan, space for oven.

W/C

Ceramic tiled flooring, splash back tiling throughout, radiator, wall mounted hand basin, low level flush w/c.

Lounge/Diner 17'7 x 15'4 (5.36m x 4.67m)

Wall mounted TV unit, double glazed window to side and rear, patio door leading to garden, laminated flooring, feature gas fire place, two radiators, stairs to:

FIRST FLOOR

Landing

Entrance to bedroom one, bedroom two, bedroom three, bathroom, storage cupboard, loft hatch.



Bathroom

Vinyl flooring, heated towel rail, low level w/c, wall mounted hand basin, vanity mirror, side panel bath with shower attachment, extractor fan, double glazed velux window to front, splash back tiling.

Bedroom One 13'4 x 10'10 (4.06m x 3.30m)

Radiator, double glazed window to front, built-in wardrobes.

Bedroom Two 12'0 x 11'7 (3.66m x 3.53m)

Double glazed window to rear, radiator.

Bedroom Three 8'10 x 7'10 (2.69m x 2.39m)

Double glazed window to rear, radiator.

EXTERIOR

Front

Driveway for four cars and shrubs and trees to border.

Rear Garden

Patio area leading to lawn. Patio at end of garden as well, Shed, plants and shrubs to borders.

VIEWING INFORMATION

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

Environmental Impact Rating

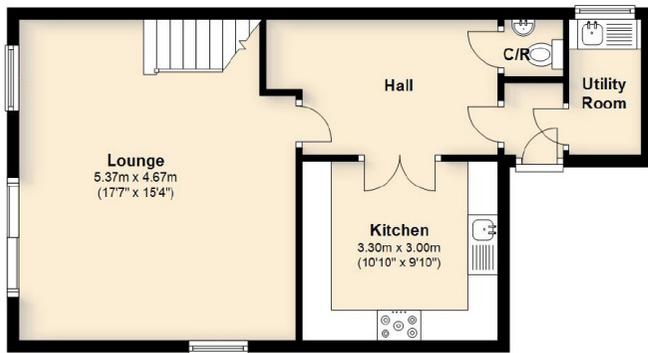
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.





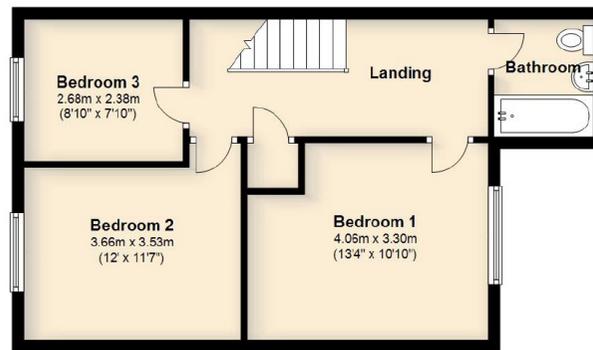
Ground Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



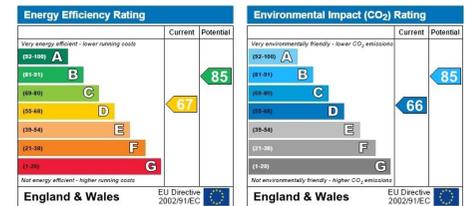
First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 95.0 sq. metres (1023.0 sq. feet)

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



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