



26 Skys Wood Road, St Albans, AL4 9PG
Price £650,000



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The property is a lovely three-bedroom semi-detached home on a superb road with great school catchment and south west aspect garden. The ground floor accommodation includes open plan lounge/diner, study area and downstairs cloakroom, with a part converted garage to provide a storage area.

Skys Wood Road is a family orientated residential road to the North of St Albans. The property is close to local schooling to include Sandringham secondary school and there are nearby shops and amenities. There is a regular bus route to St Albans station and the city centre which provides a vast array of shopping and leisure facilities complemented by a short train ride into London.



ACCOMMODATION

Porch

Door to storage area with fridge freezer and tumble dryer.

Hall

Stairs leading to first floor, doors to cloakroom, study and lounge/diner.

Study 8'8 x 7'10 (2.64m x 2.39m)

Window to side, laminate flooring.

Lounge/Diner 18'3 max 17'5 (5.56m max 5.31m)

Window to side, two radiators, gas fireplace, sliding patio doors leading to rear garden and open entrance to:

Kitchen 10'9 x 7' (3.28m x 2.13m)

Window to rear, false granite worktops, tiled splash backs, gas hob with electric oven and extractor hood over, stainless steel inset sink unit with drainer, space for washing machine, space for dishwasher, space for fridge/freezer, boiler, door giving side access to front and rear of the property.

Cloakroom

Window to front, WC, wash hand basin, radiator, laminate flooring.

FIRST FLOOR

Landing

Landing area gives access to:

Bedroom One 12'3 x 10'1 (3.73m x 3.07m)

Window to rear, radiator, built in double storage cupboard.

Bedroom Two 11'7 x 7'8 (3.53m x 2.34m)

Window to front, radiator, built in double storage cupboard.

Bedroom Three 9'1 x 6'11 (2.77m x



2.11m)

Window to rear, radiator.

Bathroom

Window to front, WC, wash hand basin, panel bath with power shower over, radiator, laminate flooring, part tiled walls.

EXTERIOR

Front

Laid to lawn area, driveway with parking for one car,

Store Room 8'9 x 8'5 (2.67m x 2.57m)

Store room with up and over door to front.

Rear

South westerly aspect with patio entertaining area, steps and path leading to raised laid to lawn area, shed.

Viewing Information

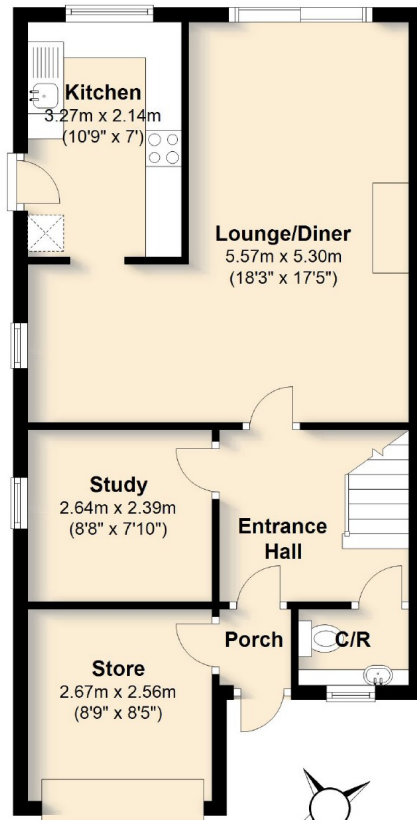
BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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. 53.2 sq. metres (572.1 sq. feet)



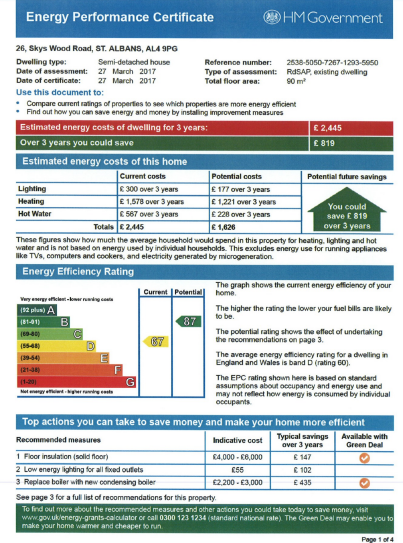
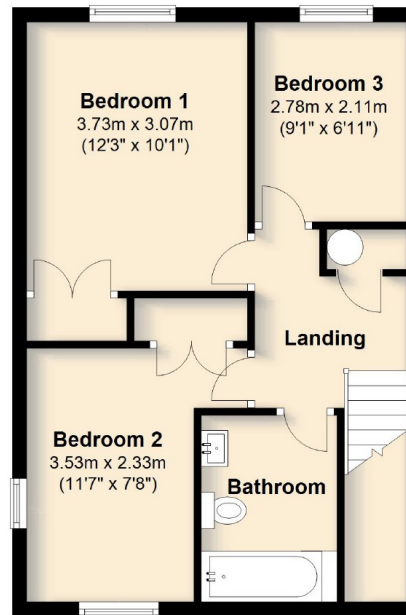
Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.

First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



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