



Runcie Close, St Albans, AL4 9AX
Asking price £535,000



Runcie Close, St Albans, AL4 9AX

A deceptively large three bedroom semi-detached house in close proximity to the outstanding local schooling. This property benefits from a large L-shape lounge/diner, kitchen and a downstairs w/c on the ground floor. Upstairs are three good sized bedrooms and a family bathroom.

To the front of the property there is a lovely front garden which is laid to lawn and has hedges to border. Also, there is side access leading to a charming secluded rear garden with access to a garage and off road parking for two/three cars and offered with the benefit of no upper chain.

Runcie Close is conveniently located close to many highly regarded schools (Wheatfields & Sandringham) and only a short walk to the Quadrant parade of shops where there is a variety of shopping and take away facilities. The main city centre with its wider range of shopping and leisure facilities is only a short drive away.

ACCOMMODATION

Entrance

Front door leading to:

Entrance Hall

Coving to ceiling, radiator, stairs leading to landing, entrance to living room/diner and w/c, under stairs cupboard.

Cloakroom

Low level w/c, wall mounted wash hand basin with tiled splash back, vanity mirror, extractor fan, radiator.

L-Shaped Living Room 20'11max x 16'4 (6.38m x 4.98m)



L shaped living room opening into dining room area, coving to ceiling, radiator, window to the rear, sliding double glazed patio doors leading to garden.

Dining Room Area 8'10 x 8'2 (2.69m x 2.49m)

Opening from the Living room area, radiator, window to the side and window to the rear.

Kitchen/Utility 17'11 x 7'6 (5.46m x 2.29m)

Roll top work surfaces with wall and base units, gas hobs and extractor unit, two separate steel sink units, electric oven, tiled splash back, vinyl flooring, boiler, door leading to side access, plumbing for washing machine and dishwasher, radiator.

FIRST FLOOR

Landing

Coving to ceiling, entrance to bedroom one, bedroom two, bedroom three and bathroom, storage cupboard, loft hatch.

Bedroom One 12'5 x 8'3 (3.78m x 2.51m)

Double glazed window to rear, radiator.

Bedroom Two 12'5 x 7'11 (3.78m x 2.41m)

Two double glazed windows to front, radiator, storage cupboard.

Bedroom Three 12'5 x 6'11 (3.78m x 2.11m)

Double glazed window to rear, radiator.

Bathroom

Side panel bath with shower attachment, pedestal wash hand basin, low level w/c, tiled splash backs, frosted double glazed window to side.

EXTERIOR

Front Garden

Small front garden to front, hedges to border, side access.

Rear Garden

Small patio area, lawn area, shed, plants/hedges to border, walkway to garage, two/three car spaces.

Garage

Garage with up and over door, vehicle access at rear of property and pedestrian access from rear garden via walkway.

Viewing Information

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

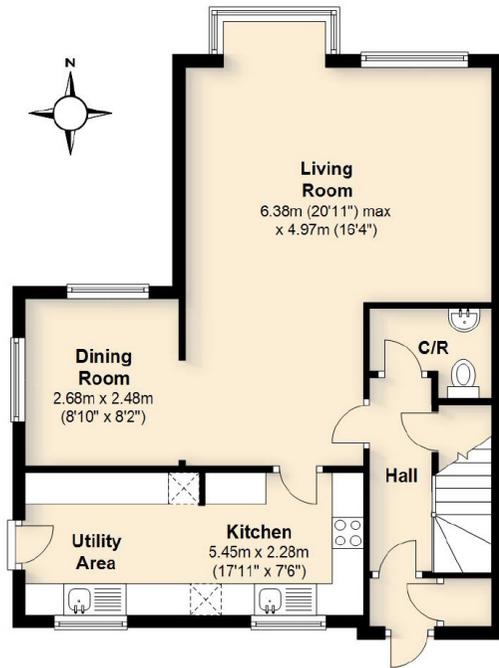
Environmental Impact Rating

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.



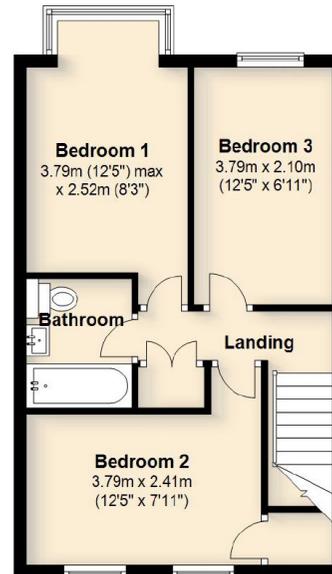
Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



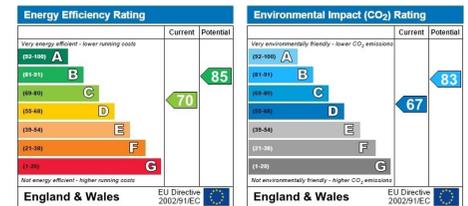
First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

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



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