



Boling Brook, St Albans, AL4 9NP
Guide price £700,000



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A well extended four bedroom end of terrace house that has been modernised throughout to give a contemporary feel. This property enjoys a wealth of accommodation at 1447 square feet and includes; large kitchen/breakfast room, lounge/diner, downstairs toilet on the ground floor. Upstairs you have four good sized bedrooms and two bathrooms, one being an en-suite.

Externally there is a lovely west facing rear garden with a modern decking area. To the front there is off road parking for about three/four cars.

Boling Brook is located within walking distance of highly regarded schools including Wheatfields junior and infant school, Sandringham secondary school, Stags Girls School, Skyswood primary school and Bernards Heath junior school. The main city centre with its wider range of shopping and leisure facilities is only a short drive away. The St Albans train station is also only 1.8 miles away.



ACCOMMODATION

Entrance

Front door leading to open porch.

Open Porch/Kitchen/Diner 24'9 x 16'7 max (7.54m x 5.05m max)

Ceramic tiled flooring, double glazed window to front, plumbing for American style fridge/freezer, double glazed window to side, Velux windows, spotlights, under floor heating, Quartz work surfaces with wall and base units, built-in AEG dishwasher, space for Rangemaster oven with gas hobs and extractor fan unit, butler sink with mixer taps, splash back tiling, island, door leading to:

Living Room 17'7 x 15'4 (5.36m x 4.67m)

Double glazed window to side, bi-fold doors to garden, laminate flooring, entrance to W.C and stairs to landing, storage cupboards, three designer radiators, down lights.

W.C

Low level flush W.C, pedestal wash hand basin, heated towel rail, extractor fan, laminated flooring, splash back tiling throughout.

FIRST FLOOR

Landing

Entrance to bathroom, bedroom two, bedroom three, bedroom four and stairs to upper landing.

Bathroom

Ceramic tiled flooring, splash back tiling throughout, low level flush W.C, side panel bath with shower attachment, heated towel rail, pedestal wash hand basin, vanity unit, frosted Velux window to front, extractor fan.

Bedroom Two 15'6 x 11'5 (4.72m x



3.48m)

Fitted wardrobes, designer radiator, two double glazed Velux windows to front.

Bedroom Three 11'10 x 9'6 (3.61m x 2.90m)

Double glazed window to rear, radiator.

Bedroom Four 8'9 x 7'9 (2.67m x 2.36m)

Double glazed window to rear, radiator.

SECOND FLOOR

Upper Landing

Double glazed window to front, entrance to bedroom one and storage cupboard.

Bedroom One 13'8 x 13'1 (4.17m x 3.99m)

Double glazed window to rear, laminate flooring, Velux window to front, radiator, entrance to:

En-Suite

Ceramic tiled flooring, wall mounted wash hand basin, vanity unit, low level W.C, walk in shower, extractor fan, frosted window to front.

EXTERIOR

Front Garden

Off street parking for three/four cars.

Rear Garden

Decking area leading to lawn, shed, side access.

Viewing Information

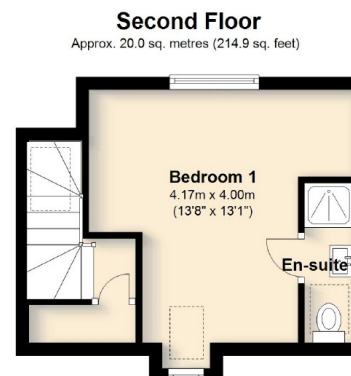
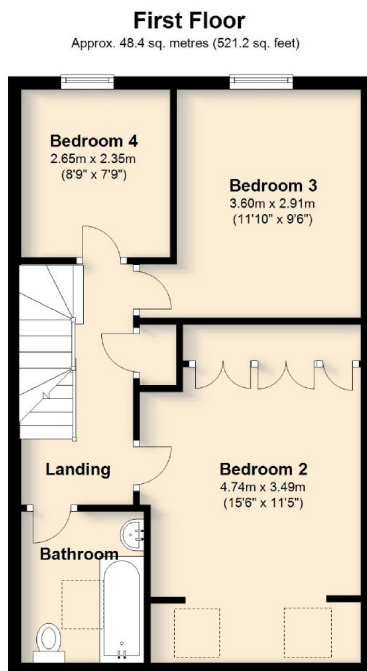
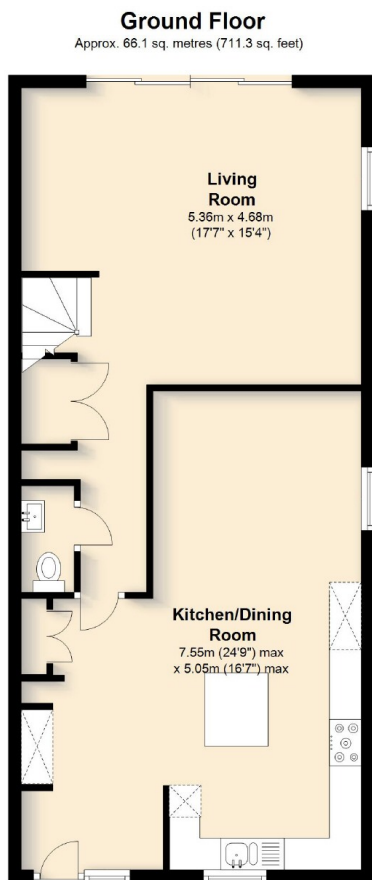
BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.

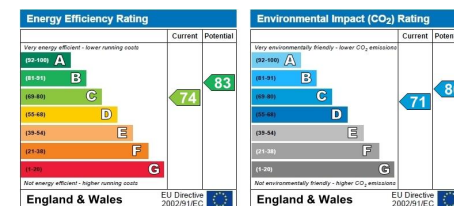






Total area: approx. 134.5 sq. metres (1447.4 sq. feet)

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



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