



P U T T E R I L L S

est. 1992

Drakes Drive, St Albans, AL1 5AG

Guide price £450,000

Three bedroom semi-detached family home with potential to extend subject to the necessary plans being approved, located in this popular residential area.

Three bedroom semi-detached family home with potential to extend subject to the necessary plans being approved, located in this popular residential area. Further benefits include a good sized enclosed rear garden, newly fitted kitchen, additional downstairs guest W/C and an external brick built storage shed.

The accommodation comprises of a good sized living room that leads through to the dining room at the rear. The kitchen is newly fitted and follows through to the conservatory which is an excellent added reception area/play room. Upstairs you will find three well proportioned bedrooms and the family bathroom. Outside there is a useful brick built storage shed and potential to extend the property STPP.

Entrance Hall

Door to front, radiator, stairs to first floor, doors to:

WC

Wash hand basin, W/C

Living Room 4.00m x 3.80m (13'1" x

Window to front, radiator, double doors to dining room, fire place.

Dining Room 3.00m x 2.20m (9'10"

Window to rear, radiator, wall mounted boiler, door to kitchen and double doors to living room.

Kitchen 3.40m x 2.60m (11'2" x 8'6")

Window to rear, door to conservatory and hallway. A refitted kitchen comprising of a range of eye and base level units with work surfaces and sink. Built in oven with hob and extractor

fan, space for a fridge/freezer and a washing machine.

Stairs to First Floor

Landing

Window to side, access to loft space, doors to:

Bedroom One 3.80m x 3.00m (12'6"

Window to front, radiator.

Bedroom Two 3.80m x 2.60m (12'6"

Window to rear, radiator.

Bedroom Three 2.60m x 2.60m (8'6"

Window to front, radiator, cupboard.

Bathroom 1.80m x 1.80m (5'11" x

Window to rear, bath with shower, wash hand basin, W/C, radiator.

Outside

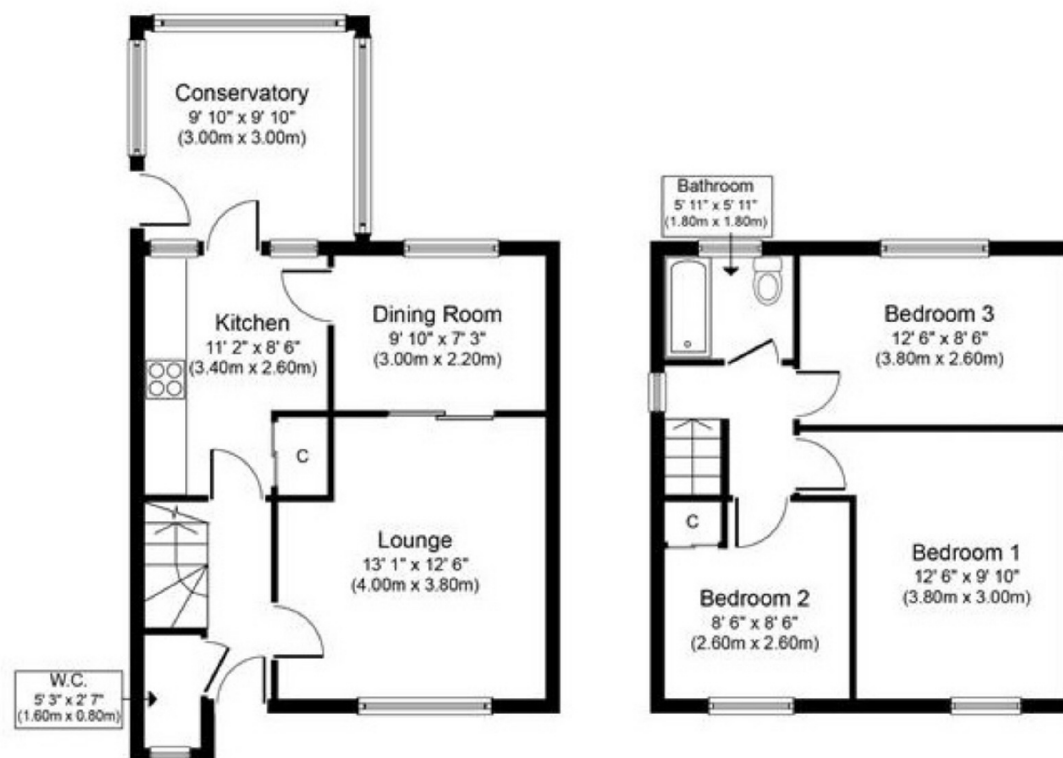
A good size south facing rear garden

which is mainly laid to lawn with an array of mature shrubs, patio seating area, gated side access and a brick built storage shed. To the front there is a front garden which is mainly laid to lawn with mature trees and pathway leading to front door.









Ground Floor
Approximate Floor Area
495 sq. ft.
(46.0 sq. m.)

First Floor
Approximate Floor Area
388 sq. ft.
(36.0 sq. m.)



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