



P U T T E R I L L S

— est. 1992 —

Blueberry Close, St. Albans, AL3 6NH

Guide price £575,000

This four bedroom family home is located on the popular north side of St Albans city, perfectly located for sought after local schooling and access to the city centre. Situated within a quiet cul-de-sac, this property would suit a growing family.

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Downstairs there is a modern fitted high gloss kitchen with a multitude of integrated appliances and plentiful worktop space. The living/ dining room is toward the rear of the property and enjoys large bi-fold doors that open to enjoy views over the rear garden. Downstairs is completed with a good sized shower room and useful utility area. On the first floor there are three generous bedrooms, two of which have large fitted wardrobes. The fitted family bathroom finishes the first floor. The master bedroom is located on the top floor and offers larger than average bedroom space with handy eaves storage perfect for storing away suitcases!

The rear garden enjoys a sunny aspect and is low maintenance with a large patio area which provides an extended living space in the winter months. At the front the block paved driveway provides off street parking for 3-4 cars.



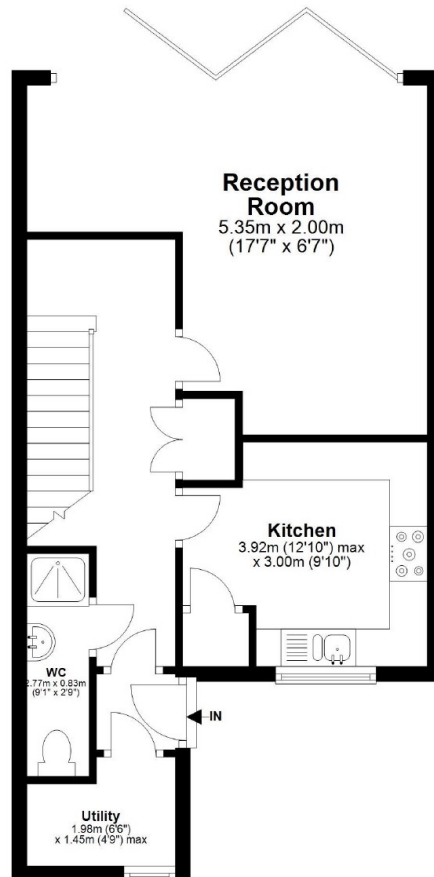






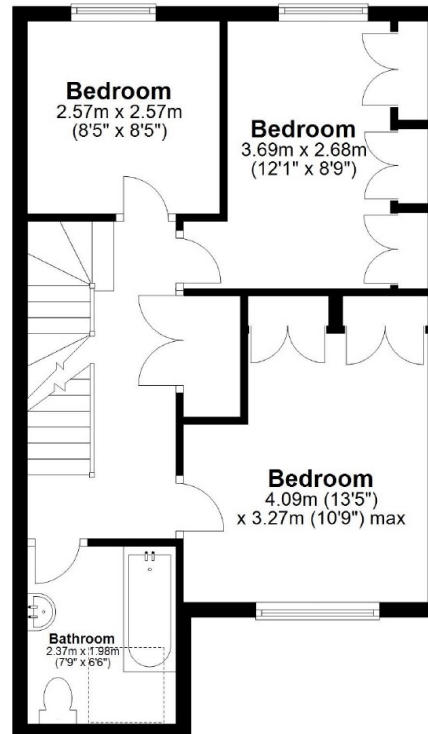
Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



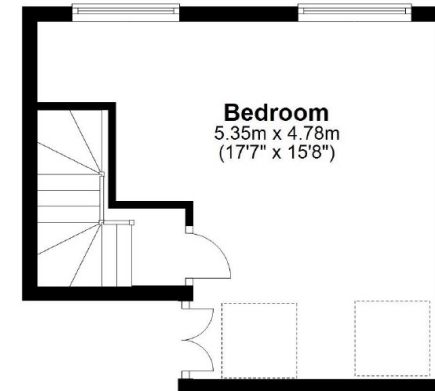
First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.1 sq. feet)



Total area: approx. 116.5 sq. metres (1254.3 sq. feet)

Plan and measurements are for guidance only.



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putterills.co.uk | 01727 225858 | stalbans@putterills.co.uk

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