Cherry Hill | St. Albans | AL2 3AT

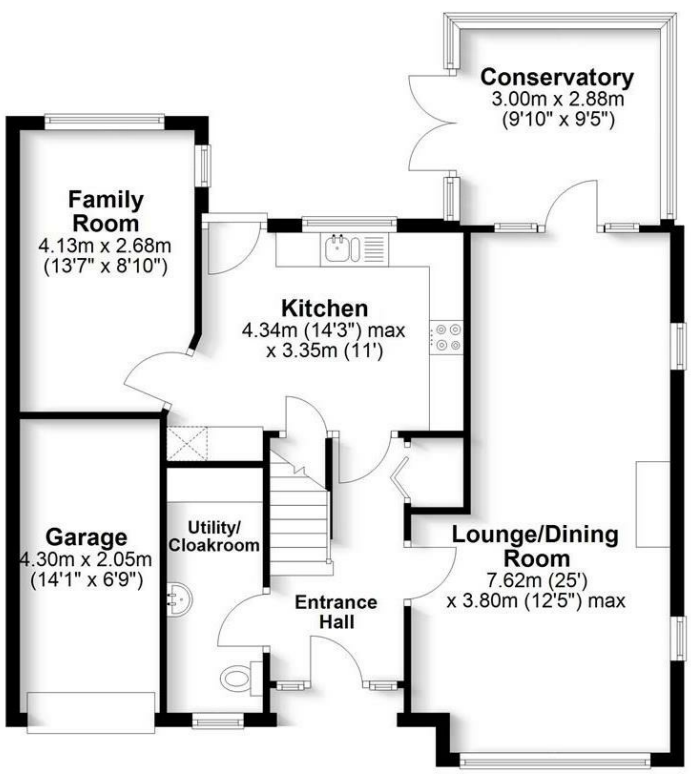
£925,000 Freehold

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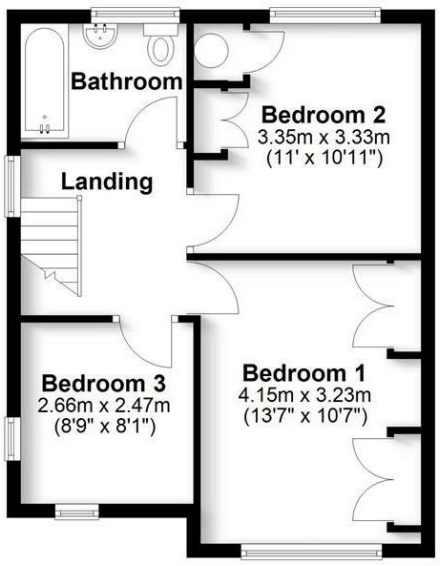
Ground Floor

Approx. 81.6 sq. metres (878.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)

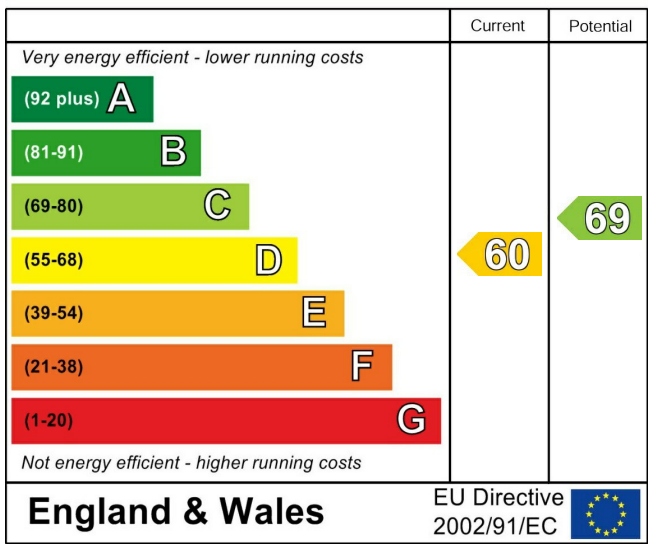


Total area: approx. 124.4 sq. metres (1338.9 sq. feet)

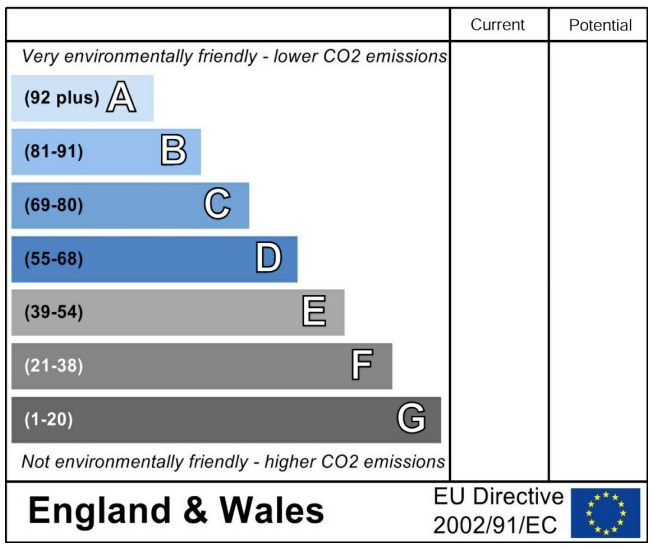
Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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Entrance
Double glazed UPVC front door with windows to side.

Hallway
Stairs to first floor with cupboard below. Additional storage cupboard. Radiator. Doors to:

Utility/Cloak Room
Double glazed windows to front. WC. Wash hand basin. Heated towel rail. Wall units with work surface and plumbing for washing machine and tumble dryer.

Living Room
Double glazed window to front, side and rear with door leading to conservatory. A working fireplace. Radiators.

Conservatory
A double glazed conservatory with double doors leading to patio area.

Kitchen
A selection of wall and base mounted units with roll top work surfaces. Inset stainless steel sink units with mixer tap and tiled splash backs. Larder cupboard. Integrated electric oven with ceramic hob and extractor fan. Additional space for fridge and freezer. Heated towel rail. Gas central heating boiler. Double glazed door to rear. Vinyl flooring.

Dining Room
Double glazed windows to rear. Radiator. Wood effect flooring.

Landing
Double glazed window to side. Access to a spacious boarded loft with full head heigh via drop down ladder. Doors to:-

Master Bedroom
Double glazed window to front. A range of fitted wardrobes and drawers. Radiator.

Bedroom Two
Double glazed window to rear. Cupboard housing hot water cylinder. Built-in wardrobe. Radiator.

Bedroom Three
Double glazed window to side and rear. Radiator.

Bathroom
Double glazed window to rear. A part tiled bathroom suite comprising: Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. WC. Chrome heated towel rail.

Garden
A secluded South/East facing garden approximately 100ft in depth. Mainly laid to lawn with fencing and hedging to boundaries. Paved patio and pathway leading to shed and summer house. Outside lighting and pathway leading to front.

Front
A large paved patio with parking for 3/4 vehicles measuring approximately 40ft wide.

Garage
A single garage with up and over door to front.

