



Villiers Crescent, St Albans, AL4 9HY

A thoughtfully extended FOUR BEDROOM family home, set on a wide corner plot, allowing further potential to extend STPP.

The property is located within this highly regarded residential area, close to EXCELLENT LOCAL SCHOOLING and offered for sale with NO ONWARD CHAIN.

Internally the property offers spacious and versatile family living with FOUR RECEPTION ROOMS to the ground floor and four well-proportioned bedrooms and TWO BATHROOMS to the first floor.

Externally there is a large corner plot rear garden, whilst the front of the house offers parking for several vehicles.



ACCOMMODATION

Entrance Hall

Double glazed entrance door, doors to all rooms, stairs to first floor, radiator.

Kitchen

Front aspect double glazed window, excellent range of modern wall and base units with work surfaces over, fitted double oven, gas hob and cooker hood, tiling to walls, plumbing for washing machine and dishwasher, laminate flooring, radiator, one and half bowl stainless steel sink unit.

Cloakroom/Utility Room

Range of base units with work surfaces over and inset single bowl sink unit with mixer tap, plumbing for washing machine, tall larder cupboard. tiling to walls, laminate flooring, low level w/c.

Living Room

Rear aspect double glazed patio doors into conservatory, rear aspect double glazed window, two radiators, brick fireplace with inset electric fire, large understairs storage cupboard, tv point, door to:

Dining Room

Rear aspect double glazed patio doors to garden, coved ceiling, radiator, door into:

Office

Front aspect double glazed window, coved ceiling, radiator.

Conservatory

Half pitched roof with floor to ceiling glazing, doors leading to garden, central wood burning stove.

FIRST FLOOR

Landing

Stairs from hallway, doors to all room, hatch to loft space (not inspected).

Bedroom One

Rear aspect double glazed window overlooking the garden, space for freestanding furniture, radiator, coved ceiling with inset spotlights, door into:



En-Suite

Front aspect double glazed window, modern suite comprising of low level w/c, wash hand basin with storage under and shower cubicle with glass screen, fully tiled walls, radiator, airing cupboard housing hot water cylinder.

Bedroom Two

Rear aspect double glazed window, radiator, coved ceiling.

Bedroom Three

Front aspect double glazed window, built in storage cupboard, radiator, coved ceiling.

Bedroom Four

Rear aspect double glazed window, radiator, coved ceiling.

Family Bathroom

Front aspect double glazed window, suite comprising of panelled bath and wash hand basin, tiling to walls, radiator, large storage cupboard with folding door.

EXTERIOR

Rear Garden

Private corner garden, enclosed by fencing and a curved brick wall, gated access to the front of the house, patio area, laid to lawn, planted borders.

Front

Lawned area to side and back, driveway providing parking for several vehicles.

Garage

Half-length with light and power.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: E

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

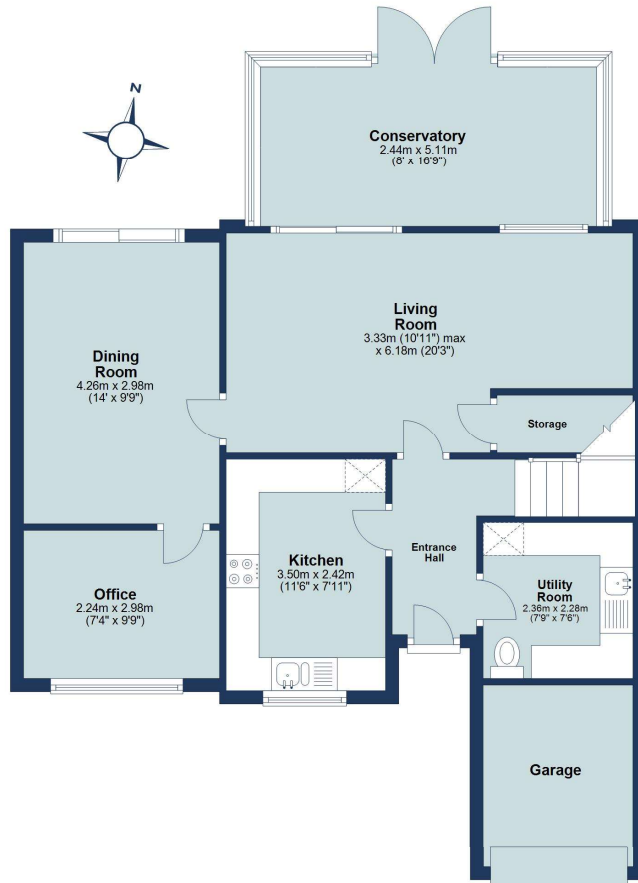
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





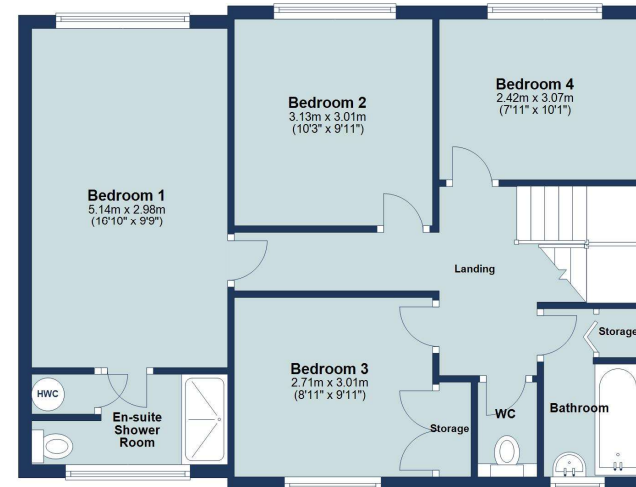
Ground Floor

Approx. 80.9 sq. metres (870.8 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 144.0 sq. metres (1550.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total internal floor area.
Plan produced using PlanUp.

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