



Windridge Close, St. Albans, AL3 4JP

Located in a peaceful family friendly area is this deceptively spacious FOUR BEDROOM home providing well planned accommodation arranged over THREE FLOORS.

The property is offered for sale with the added advantage of NO UPPER CHAIN and benefits from a southeast facing rear garden, DRIVEWAY, and single GARAGE.

Windridge Close is an established and popular residential area in the sought after St Stephens part of the city, close to well-regarded schooling and within walking distance of a Waitrose supermarket.

The city centre and major motorway networks are also all easily accessible.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Staircase to first floor, doors to:

Cloakroom

Window to front, wc, washbasin with mixer tap, vanity storage.

Kitchen

Window to front, range of units, sink, space for cooker, space for fridge, space for washing machine and dishwasher, breakfast bar, serving hatch to dining area.

Living / Dining Room

Sliding doors to garden, feature fireplace, further door to garden.

FIRST FLOOR

Landing

Staircase to second floor, storage cupboard, airing cupboard, doors to:

Bedroom Two

Double bedroom, window to front, built in cupboard.

Bedroom Three

Double bedroom, window to rear, built in cupboard.

Bedroom Four

Single bedroom, window to rear, built in cupboard.

Bathroom

White suite, wc, washbasin, bath with shower over, vanity storage, vinyl flooring, tiled walls, window to front.



SECOND FLOOR

Bedroom One

Spacious double bedroom, fitted cupboards, eaves access, windows to rear.

EXTERIOR

Front Garden

The property enjoys a well-tended front garden.

Rear Garden

Southeast facing rear garden, patio area, lawn, mature shrubs and plants, pathway.

Garage

The property benefits from a single garage located at the rear of the property.

Driveway

Benefitting from off street parking.

PROPERTY INFORMATION

Tenure: Freehold
Council Tax Band: E

Viewing Information

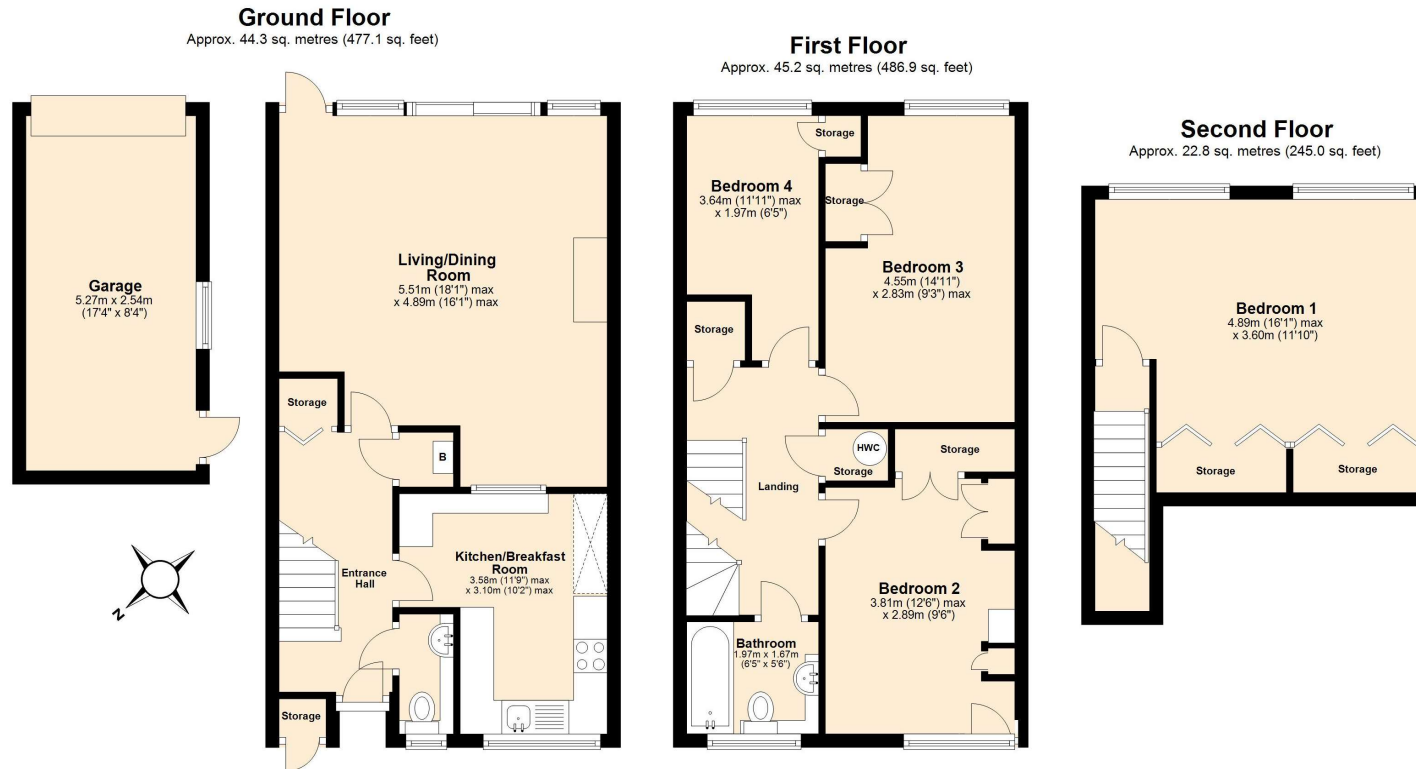
BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.







Total area: approx. 112.3 sq. metres (1209.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Garage not included in the total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed, and they do not form part of any contract. We have not tested any of the services, equipment, or fittings. No persons in this firm's employment have the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store, and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

bradfordandhowley.com

[@Bradford_Howley](https://twitter.com/Bradford_Howley)

[BradfordandHowley](https://facebook.com/BradfordandHowley)

8 Chequer Street
St Albans

Herts
AL1 3XZ

stalbands@bradfordandhowley.com

Call us on
01727 898150

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	