



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Castle Road, St. Albans, AL1 5DG
Asking Price £675,000

Castle Road, St. Albans, AL1 5DG

NO UPPER CHAIN

A rare opportunity to purchase this DETACHED three-bedroom house with a SOUTH FACING rear garden. The property requires updating/modernising throughout but has plenty of scope to extend subject to the necessary planning permissions.

The property comprises of a bay fronted living room, dining room, kitchen, two double bedrooms, single bedroom, bathroom and separate w.c.

Externally the property benefits from a large south facing rear garden with patio and lawn areas, side access to the front and on road parking.

Castle Road is conveniently located to the East Side of St Albans with the local Fleetville amenities on your doorstep and is in close proximity to local schooling and green open spaces. The mainline station with regular trains into London St Pancras is approximately 1.2 miles away, making this a perfect opportunity for busy commuters to enjoy St Albans life.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, doors to all rooms, Economy 7 storage heater.

Living Room

Double glazed bay window to front, fitted carpet, fireplace, Economy 7 storage heater.

Dining Room

Double glazed sliding doors to rear garden, electric fireplace, Economy 7 storage heater, fitted carpet.

Kitchen

Double glazed windows to rear, door to side access, under stairs pantry, wall and base mounted units with work surface over, sink with drainer, space for freestanding fridge freezer, space and plumbing for washing machine and dishwasher, wood flooring.

FIRST FLOOR

Landing

Doors to all rooms, loft access, electric radiator, double glazed window to side.

Bedroom One

Double bedroom, double glazed window to front, fireplace, fitted carpets.

Bedroom Two

Double bedroom, double glazed windows to rear, fireplace, fitted carpet.



Bedroom Three

Double glazed window to front, fitted carpet.

Bathroom

Double glazed window to rear, bath with shower over, shower screen, wash handbasin, airing cupboard housing hot water cylinder and immersion heater controlled.

WC

Double glazed window to side, low level wc.

EXTERIOR

Rear Garden

South facing rear garden with patio and lawn areas, green house, shed, side access to front.

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.

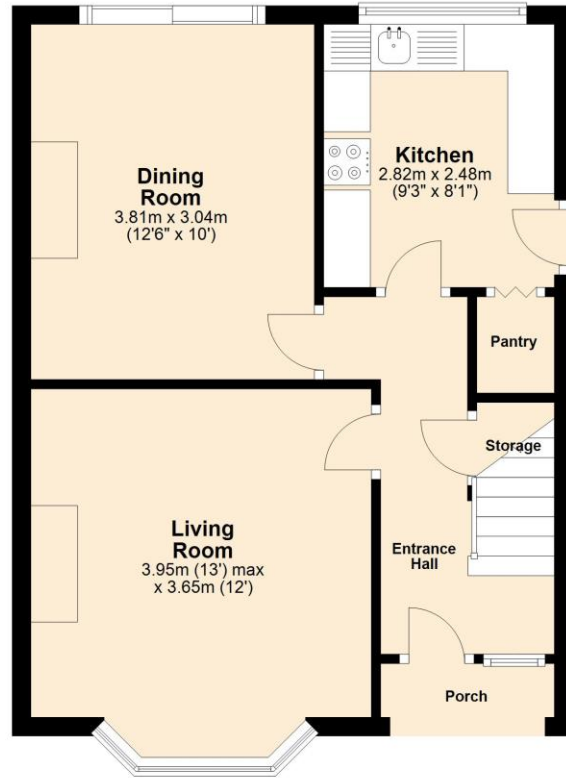






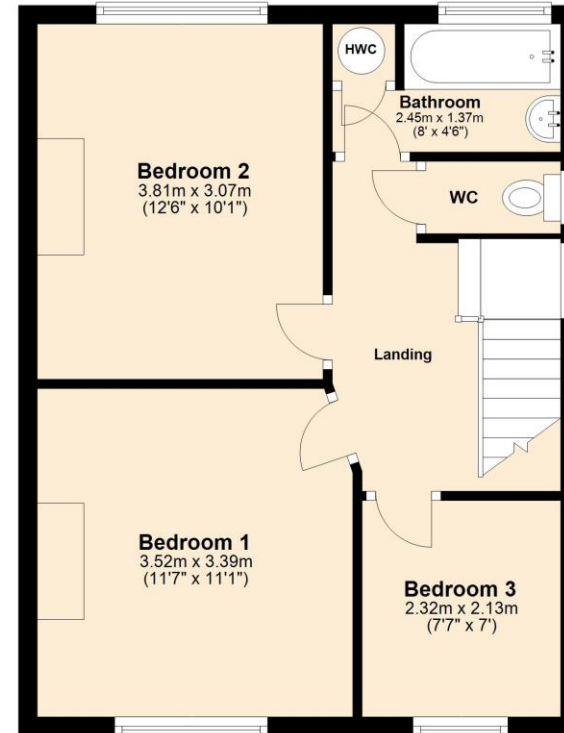
Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 83.8 sq. metres (902.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
EU Directive 2002/91/EC		72	18
England, Scotland & Wales			