



**BENJAMIN
STEVENS.**
estate agents



Orchard Drive, St. Albans AL2 2QQ

Asking Price £585,000

A THREE BEDROOM SEMI DETACHED FAMILY HOME situated on a bolt plot in the heart of Park Street, conveniently located for all local shopping and transport facilities. The property is in need of modernisation and benefits from: Lounge/Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate WC, 115ft Rear Garden, Single Garage Approached Via Own Driveway With Off Street Parking. (THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING THE POTENTIAL TO EXTEND STPP)
CHAIN FREE

Orchard Drive, St. Albans AL2 2QQ

Exterior:



Living Room:



Entrance Hall:



Kitchen:



Living Room:



Bedroom One:



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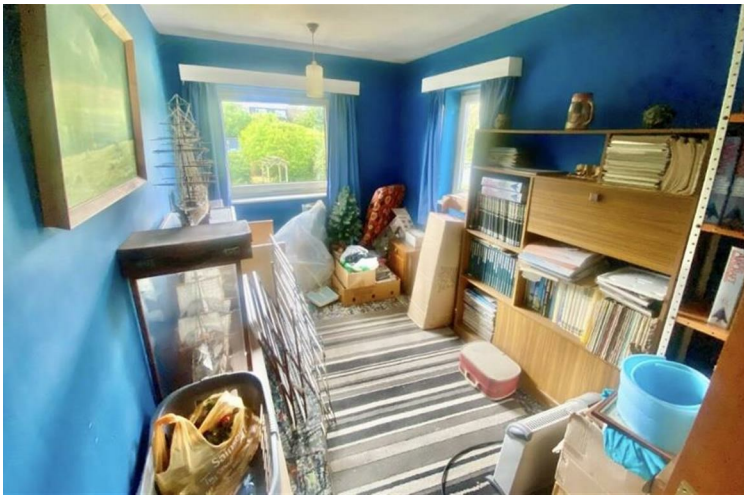
Bedroom Two:



Rear Garden:



Bedroom Three:



Rear Garden:



Bathroom:



Exterior Rear:



The Location:

Conveniently located less than two miles from St Albans City Centre, this home is close to a vibrant shopping parade, highly regarded infant and junior schools, and How Wood Station on the Abbey Line, with direct services to St Albans Abbey and Watford Junction. The M25 and M1 are easily accessible, and Radlett's Thameslink station provides fast connections into central London.

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Tenure:

This is a freehold property.

Council Tax Band:E which is currently £2,865.41 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process

N.B The property benefits from cavity wall insulation.

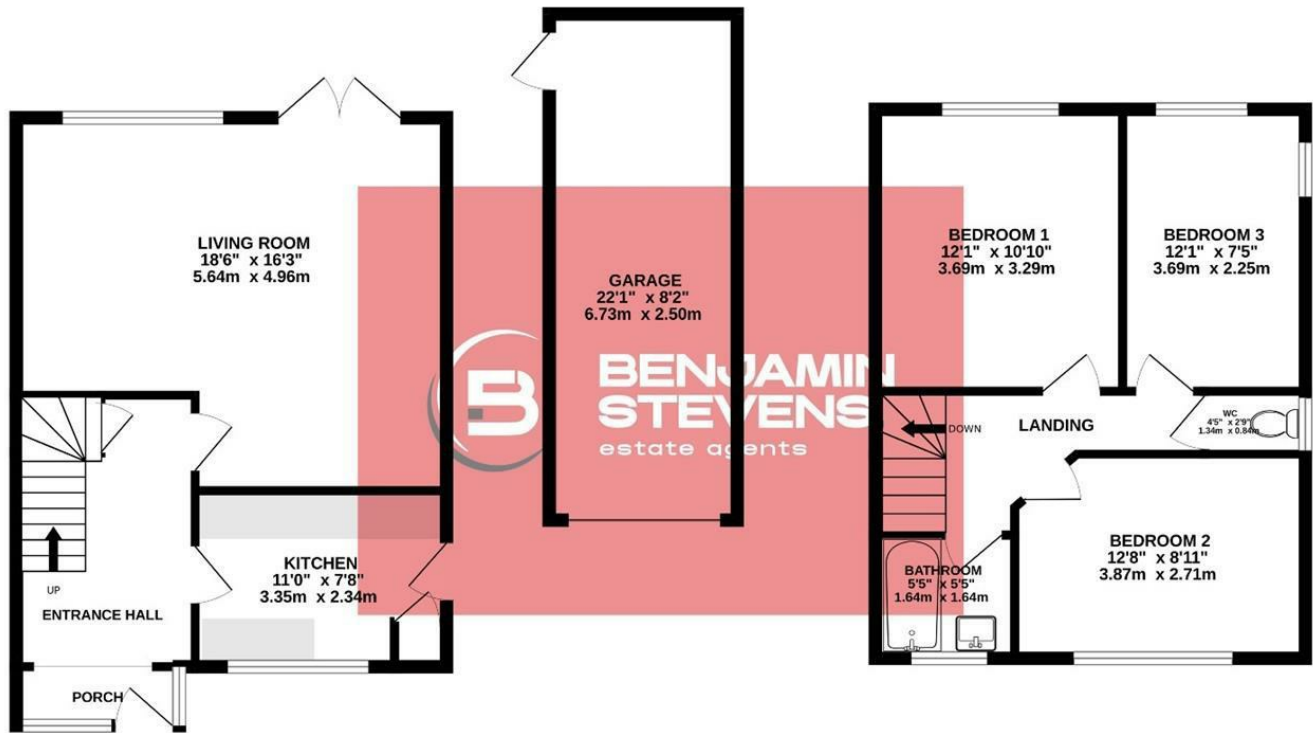
Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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